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THE RESTORATION ADVISORY BOARD MEETING

RESTORATION ADVISORY BOARDMEMBERS:

(COMMUNITY AND TECHNICAL)

TUESDAY, JANUARY 12, 1999

HELD AT

GOLDEN GATE CLUB

SAN FRANCISCO, CALIFORNIA

7:00 P.M.

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REPORTER'S TRANSCRIPT OF PROCEEDINGS

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MARK YOUNGKIN

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FACILITATOR KERN: This is the regularly scheduled meeting of the Restoration Advisory Board. Happy new year. I'd like to welcome the Army and their contractors; the regulators; community board members, and the Presidio Trust and the Park Service. And there are a number of members from the Technical Review Team. I'd like to welcome them to the meeting. Most of all, I'd like to welcome those members from the public that have come out to listen to discussions about the cleanup.

Does everyone have an agenda? Are there any changes or additions to tonight's agenda? Are there any announcements? Moving to Old Business, always a big winner. Moving on. Committee Reports.

BOARDMEMBER YOUNGKIN: We should announce that the RAB Caucus is meeting at the end of this month.

FACILITATOR KERN: Saul did talk to me today, he's going to be late. He's at a meeting at Hunter's Point, and he will be making some announcement later tonight about the RAB Caucus Meeting.

BOARDMEMBER YOUNGKIN: Well, the RAB  
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Committee met on January 5th. Our December meeting was canceled, due to the power outage. We had a rather long meeting; we discussed many topics. We talked about the upcoming Building 1065 CAP, and Doug Kern agreed to comment on that.

FACILITATOR KERN: I did submit comments.

BOARDMEMBER YOUNGKIN: We introduced Mary Masters from the TOSC Program, and she's here tonight to give a brief introduction to the TOSC Program. We discussed the cash-out negotiations between the NPS, Trust and Army. And Ellie Roman volunteered to look into our bylaws to see what the affect would be of the responsible party transferring to another entity here at the Presidio. We also had a basic outline of the negotiations from the Trust representatives.

Saul Bloom gave a discussion and passed out literature on the RAB Caucus Meeting in January. He'll be here later to talk about that.

We had a brief discussion of the Urban Warrior Program, which is still in discussion and has not been finalized yet. I'm sure we'll be hearing more about that. Anything else you want to say on that, Doug?

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1 FACILITATOR KERN: The only thing  
2 that I've heard -- I heard this in the paper -- is  
3 that the Park Service wrote a letter, essentially  
4 saying, that they weren't going to allow the Urban  
5 Warrior Program to take place on Park Service  
6 property. Any word on that, Brian?

7 BOARDMEMBER ULLENSVANG: I'm not  
8 aware of what the status is on that.

9 FACILITATOR KERN: I read that in the  
10 paper, and as we know, we can't believe everything  
11 we read in the paper.

12 BOARDMEMBER NATHIEL: For the  
13 uninformed, can you tell us what the Urban Warrior  
14 Program is?

15 FACILITATOR KERN: The Urban Warrior  
16 Program is a concept, a national concept, that's  
17 coming out of the Marines and Navy. There was some  
18 planning process of actually having war games,  
19 exercises, where Marines would be landing at Baker  
20 Beach. There would be Navy support. They would  
21 land by hover craft, and perhaps, take some of the  
22 buildings, as it was described to me. There would  
23 be some orderly process where they might engage in  
24 communication exercises at some of the buildings,  
25 like the Public Health Service Hospital, and

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1 but I'll send out an announcement about that.

2 FACILITATOR KERN: Any comments or  
3 questions for Mark?

4 BOARDMEMBER O'HARA: Mark, I was  
5 wondering if you could expand on the discussion  
6 that you had in the meeting regarding the cash buy  
7 out of the restoration matter?

8 BOARDMEMBER YOUNGKIN: Basically, we  
9 were given the broad outline of what's occurring in  
10 the negotiations. The Trust had been planning to  
11 make a presentation tonight to give the results of  
12 the negotiations, but the negotiations have been  
13 delayed again, and the plan now is for the Trust to  
14 present that presentation in February.

15 The basic gist of it is there's a trilateral  
16 negotiation going on between the Park Service, the  
17 Army and the Trust to come up with the agreement on  
18 how the Trust would become the responsible party  
19 and assume control of the cleanup here.

20 There's a lot of sticky issues. One of them  
21 would be my submittal of a list of sites two years  
22 ago, which has ended up in the description of  
23 contaminated sites, which was interesting to me.  
24 And if you have any further questions, talk with  
25 Sharron about that.

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1 basically, get attuned to exercises within urban  
2 settings. That's the way I understood it. And  
3 there were a number of concerns about the landing  
4 at Baker Beach, and how those activities might  
5 disturb native plants and the wildlife. And a  
6 whole variety of issues have come up. There will  
7 be a document produced that the public would be  
8 able to comment on.

9 BOARDMEMBER YOUNGKIN: We also  
10 discussed several personnel issues. One of them  
11 was that Leeann Lahren requested a one-year leave  
12 of absence, and there was no objection at the  
13 committee meeting to her having this leave of  
14 absence. She has agreed to find her alternate to  
15 fill her Sierra Club chair, which is a permanent  
16 seat.

17 We also discussed the Independent Technical  
18 Review meetings that are going on this week. Doug  
19 indicated that he would be able to attend some of  
20 those meetings. So those are ongoing now. And  
21 those are open to the public during certain times  
22 and sessions, if anybody is interested in attending  
23 those. That's it.

24 Our next meeting is on January 26th. I'm not  
25 sure if we finalized the location for that meeting,

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1 MS. REACKHOF: There was just a brief  
2 outline that Jim Meadows had provided, at further  
3 request of the RAB, to get an update of the  
4 negotiations. As we said, as the negotiations are  
5 still ongoing. If and when the negotiations come  
6 to a closer agreement, there will be a trilateral  
7 presentation by the Park Service, the Trust and the  
8 Army, to the regulators, and then, subsequently, to  
9 the RAB. So at this time, things are still in  
10 discussion. We had agreed, all of us together,  
11 that prior to that time we would just give brief  
12 details on the negotiations and keep people abreast  
13 of the activities.

14 BOARDMEMBER O'HARA: In the event  
15 that the buy out does occur, will the Restoration  
16 Advisory Board maintain a presence to monitor the  
17 activities of the Park Service and the Trust?

18 MS. REACKHOF: As the draft agreement  
19 is looking at it at this time, the RAB is a very  
20 integral player and will be retained in the  
21 position you have now, and will be in the same  
22 situation that you are at this time, with the Army  
23 as lead agency. There would not be any change in  
24 any protocol, or any types of change in RAB status,  
25 or regulatory status. You would still be meeting

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1 the same requirements that you have at this time.

2 BOARDMEMBER O'HARA: Thank you.

3 FACILITATOR KERN: Other questions

4 for Mark on the committee issues? Seeing none,

5 we'll move on then to Item 5, Presentations and

6 Discussion. This first one is the Building 637

7 CAP, and that would be John Porcella, with

8 Montgomery/Watson.

9 MR. PORCELLA: I'm the project

10 manager for the Building 637 CAP. Tonight I'll be

11 summarizing the document. I have a lot of material

12 to go through, so I would ask that you hold any

13 questions that you have until the end, and I'll

14 address them at that time.

15 The CAP is under preparation right now. It's

16 in review with the Corps, and we'll be issuing it

17 soon. So this is a reason to be presenting

18 tonight. But also, we combined a lot of the

19 background information and a lot of the past

20 activities into the CAP, as well as into this

21 presentation,. I think it's useful to look at it

22 all together so that you can understand the entire

23 process, and also understand the large amount of

24 work that's been done at the site.

25 The presentation is divided into five major

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1 was built on there.

2 This map here shows the site. It's not a

3 very good image. The hillside is here along the

4 south, and there's a number of buildings

5 surrounding. These red circles you see, are the

6 former tanks at the site. This picture here shows

7 three of the 20,000-gallon tanks that used to be

8 there. Off to the right, you can see one of the

9 three, 5,000-gallon tanks that stored fuel there.

10 The fueling islands were to the north, and then

11 looking up from on top of one of the largest tanks,

12 you can see the top of the islands.

13 A little bit more on site history. As early

14 as 1937, aerial photos showed tanks being stored on

15 cradles on the site. And then in the mid 1950s,

16 the gas station itself was actually built. Over

17 the years the types of fuels changed to support the

18 changing needs at the Presidio. It ranged from

19 aviation fuels to gasoline and diesel in later

20 years.

21 The station continued to operate until 1989

22 following the Loma Prieta earthquake, when it was

23 thought that the earthquake ruptured pipes

24 connecting the tanks and the fueling islands. At

25 this time, the Army drained the tanks and shut down

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1 sections, and actually corresponds with the

2 document itself. The document also contains a

3 number of supporting appendices. There's a lot of

4 history behind the CAP, as well, and I'll be

5 discussing that a little bit later.

6 The purpose of the CAP is to select a

7 remedial alternative that is appropriate for your

8 site conditions, and also appropriate for the

9 contamination at the site. The process includes

10 identifying and evaluating appropriate technologies

11 and alternatives. Part of the evaluation also

12 looks at risk to human health in the environment,

13 and also evaluation of costs. This process will be

14 discussed a little bit later in the presentation,

15 as well.

16 At this point, we move into the background

17 with a description of the site history, a summary

18 on the geology and hydrogeology, and then a

19 description of a lot of the remedial activities

20 that occurred in the past.

21 This site is located next to the airfield on

22 Crissy Field. You can see that in the map up here

23 to my right. It was a facility used for storing

24 fuels to support aircraft and vehicle maintenance

25 activities. There was also a gasoline station that

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1 the station. I'll talk more about the activities

2 following a little bit later.

3 A little bit on the geology. The geology

4 consisted of interbedded layers of sand and finer

5 grains of materials. You can see here on the

6 conceptual model, the yellow represents the sandy

7 layers, the green represents the finer-grain

8 materials.

9 The fill material was dredged from the bay

10 and placed in what used to be a tidal wetlands, and

11 that is what is now our vadose zone or saturated

12 zone.

13 The groundwater is shallow; generally, three

14 to five feet below grade. It flows north. There

15 are two aquifers of interest. What we call the A

16 and B aquifers. And A is subdivided into two

17 zones, which we call A1 and A2. You can see a

18 little bit of that on here.

19 I have what I call a movie, which shows the

20 lithology of the site. And it starts out looking

21 at a top view of the site, and you can see the

22 hillside to the south. And this view shows some of

23 the physical features, the fences, buildings,

24 roads, that sort of thing. And then it's going to

25 peel away each successive layer all the way down to

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1 bedrock. This particular movie generally consists  
2 of what we believe the site conditions to be now,  
3 although, it was done in 1996. So you can see the  
4 A1 zone, and then the A1, A2 surface. Then that  
5 sits on top of the A2 zone, which is another sand  
6 layer, and then you hit the B zone, which is  
7 another sand layer, which extends down to depths of  
8 60 feet. Then you start to enter into the C zone,  
9 which you don't encounter until you're pretty far  
10 away from the hillside. The bedrock, as depicted  
11 here, it slopes sharply away from the hillside, and  
12 so you hit that center further south of the site.

13 I'd like to summarize some of the remediation  
14 activities that occurred at the site. The project  
15 began when the fuel was released to the environment  
16 in 1989. That followed a number of investigation  
17 projects which started in 1990, and continued until  
18 1994. In 1993 the tanks were removed. Between  
19 1994 and 1996, a number of remedial actions were  
20 completed. And then beginning in 1994, and  
21 continuing through the present day, the groundwater  
22 at the site has been monitored quarterly.

23 As I said, the project began when the fuel  
24 was released to the environment following the Loma  
25 Prieta earthquake. The release at the time was

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1 expect in an urban setting, especially those  
2 materials associated with automobiles; things like  
3 oils and grease and metals.

4 In 1992, the Army completed another phase of  
5 investigation at the site to further evaluate the  
6 extent of contamination; installing a number of  
7 wells, five more wells, and six soil borings. The  
8 extent of the plume was at least 450 feet at that  
9 time. And what we were finding was not that the  
10 plume was growing at a rapid rate, but we were  
11 pushing our wells out further and further, and each  
12 time we were detecting fuels.

13 In September of 1993, the station was  
14 dismantled and the tanks were removed. You could  
15 see the area, here, was where the fueling islands  
16 and the tanks where. There was excavation done.  
17 About 725 cubic yards of soil was removed at the  
18 time. The estimated amount of fuel that was  
19 removed was about 2600 pounds. Here's some of the  
20 photos from the actual dismantling and removal of  
21 the station, and that's one of the 20,000 gallon  
22 tanks. This shows the underground lines connecting  
23 between the fuel islands and the tanks. And then  
24 site restoration.

25 In 1993 the Army began another project to

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1 estimated to be about 5,000 gallons, and following  
2 that, the Army drained the tanks and closed the  
3 station.

4 The first step-in investigation was a  
5 preliminary investigation that the Army began in  
6 1990. Nine soil borings were drilled following the  
7 station closure. The soil borings are shown here  
8 on this map. The borings were located in the fence  
9 line surrounding the gas station. Soil  
10 contamination was found as far as 150 feet away  
11 from the tanks.

12 The Army followed that up with the remedial  
13 investigation as a part of the initial RI field  
14 work. The Army made efforts to characterize the  
15 site, drilling a number of borings and installing  
16 the first of a number of wells at the site. Six  
17 wells were installed. The result of that showed  
18 that the plume extended, at least, 350 feet from  
19 the tanks.

20 Questions had been raised regarding the storm  
21 drains in the area. So the Army collected samples  
22 and cleaned the drains and then re-sampled. There  
23 was a number of constituents detected in the  
24 samples. The results of the sampling showed the  
25 types of materials and constituents you would

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1 investigate the site. The intent of this one was  
2 that this would be the last. It was quite a large  
3 project. We drilled over 90 soil borings,  
4 collected samples from 34 hydropunch locations,  
5 installed 13 wells. We also collected samples from  
6 the storm-drain beddings, or pipe beddings, and  
7 analyzed all of the 100 samples that we collected.

8 The most important thing that we found in  
9 there, in that study, was there was free product on  
10 the groundwater. And that was a significant  
11 finding, showing that the release was pretty  
12 substantial. In regards to the storm drain, we did  
13 not find a connection from the site to the storm  
14 drains. The other issue of concern that was dealt  
15 with in this study was whether the bedding  
16 underneath the storm drains could act as a  
17 preferential pathway, and the results of the  
18 evaluation showed that it would not be.

19 At this time we also found the extent of  
20 contamination in the groundwater. The plume  
21 extended about 560 feet from the tanks. In the  
22 spring of 1994, we performed an aquifer test. The  
23 purpose of that was to measure some of the aquifer  
24 characteristics so that we could evaluate different  
25 remedial actions and pumping systems.

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1 The photo here shows some of the equipment  
2 that was used. This is some of the monitoring  
3 equipment that we housed next to a trailer. Two  
4 things that we found from the study: First of all,  
5 zone A1 would be dewatered easily, so we could dry  
6 it out with very little flow rate.

7 The second thing, is that the aquifer  
8 separating the A1 and A2 was found to be  
9 semi-confined.

10 In August of 1994, we constructed the source  
11 reduction measure, and it consisted of a free  
12 product recovery system and a groundwater  
13 extraction and treatment system. The system was  
14 designed to recover free product as a first  
15 response. The system included a tank that you can  
16 see in the photo here, which we used to store the  
17 recovered product before it was recycled. The  
18 treated water was then pumped through a filter and  
19 then through carbon absorbers before being  
20 discharged into the sanitary sewer, under a permit  
21 from the City and County of San Francisco. During  
22 the project we recovered about 25 gallons of free  
23 product. And if you account for the mass of  
24 dissolved product, we removed a total of 160  
25 pounds.

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1 These next photos show you some activities  
2 that occurred at the Nike Facility while we  
3 constructed the cells; laying out the liner first,  
4 then placing the soil on top of the liner. And  
5 then also, some of our monitoring activities during  
6 the operation of these cells. The bioremediation  
7 treatability study operated for about a year at the  
8 Nike Facility.

9 In September of 1996, during the removal of  
10 the hydraulic lift near Building 640, there was  
11 another excavation that was completed. The  
12 hydraulic lift was located here. Building 640 is  
13 to the left. This area was the part that was  
14 excavated. There were a couple of key findings in  
15 this. There were three fuel tanks that were  
16 previously undiscovered or unknown, and those were  
17 discovered during the excavation and removed.  
18 Also, there was a substantial amount of free  
19 product found adjacent to the building. That was  
20 also excavated and removed.

21 Excavation continued until cleanup levels  
22 were met based on the NCRs, except in places where  
23 we had physical limitations, such as building  
24 structures. About 1200 cubic yards of soil was  
25 removed, and the estimated mass was about 19,000

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1 In 1995 the Army began developing action  
2 levels for the Presidio for petroleum sites. The  
3 action levels, referring to the report, called the  
4 "Fuel Products Action Levels Development Report,"  
5 or FPALDR. Many of you have heard of that. It's a  
6 comprehensive document which looked at not only the  
7 fuels, it also looked at the hydrogeology and  
8 geology of the Presidio, and it was a substantial  
9 change to cleaning up petroleum at the Presidio.  
10 This document was later adopted by the Regional  
11 Board in May of 1996, into their order of cleaning  
12 up petroleum sites.

13 In October of 1995, the Army excavated soil  
14 out to the west of the fueling islands.  
15 Approximately 1000 cubic yards of soil was removed,  
16 and the estimated mass was about 17,000 pounds of  
17 soil. One of the objectives of this action was to  
18 remove free product from the groundwater, so the  
19 excavation was taken down to the water table.  
20 Water contaminated with the fuel was also pumped  
21 from the excavation. The excavated soil was  
22 treated in two places. One was at the  
23 low-temperature thermal absorption unit, and the  
24 second was a bioremediation treatability study,  
25 which was constructed up at the Nike Facility.

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1 pounds.

2 In the fall of 1996, Lawrence Livermore Lab  
3 began a demonstration project for petroleum  
4 hydrocarbons at ten sites at DOD installations  
5 across the state. Building 637 was one of those  
6 sites.

7 Lawrence Livermore organized a committee to  
8 evaluate all of these sites. Committee members  
9 included academia, representatives including  
10 professors at the University of California. Also  
11 industry representatives, staff from Lawrence  
12 Livermore, and also representatives from the  
13 regulatory agencies. For Building 637, the project  
14 team was Matt Small, from EPA Region IX;  
15 Walt McNab, Ph.D., and Dave Rice, from Lawrence  
16 Livermore.

17 The report was issued in April of this year,  
18 and the results were presented in August. The  
19 three main results are first of all, the  
20 groundwater. The groundwater fuel plume is in a  
21 mature stable state. Groundwater modeling done in  
22 the report showed that the fuel plume is not going  
23 to move significantly, even following construction  
24 of the wetlands. Also, natural attenuation and  
25 biodegradation are an important part of a remedial

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1 approach for this site, but the approach should  
2 also include continued monitoring. Lastly, a  
3 contingency measure should be evaluated if  
4 concentrations at the site increase significantly.  
5 Groundwater monitoring at the Building 637  
6 area has been going on since February of 1994. At  
7 the beginning there were 23 wells and a different  
8 set of analytes than we have now. There's been a  
9 substantial change to the program at the 637, but  
10 rather than go through that, I'd like to show you  
11 some of the results of the monitoring.

12 I've collected or selected plume maps, one  
13 from each of the five years of monitoring that we  
14 have. They just represent a snapshot in time of  
15 gasoline concentrations in the shallow  
16 groundwater. The yellow lines represent lines of  
17 equal concentrations, and we labeled each one of  
18 the concentration lines with their respective  
19 values, and all units are expressed in parts per  
20 billion, or micrograms per liter. So this is from  
21 May, 1994.

22 The next one is from October of 1995. About  
23 the only change you see from the previous one to  
24 this one is we added a few wells at this time, so  
25 that pushed out the plume slightly. And then

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1 thing to note about this is, nearly 40,000 pounds  
2 of fuel has been removed from the site.

3 The number of activities described is  
4 considerable, and there's also been a substantial  
5 cost associated with that. The graph shows the  
6 amount of money that has been spent at this site  
7 over the years. The blue bars represent the costs  
8 expended annually. You can see that between 1994  
9 and 1996 is when most of the costs were incurred.  
10 This is because the majority of the remediation and  
11 investigation activities occurred at that time.  
12 The accumulative total at this time is,  
13 approximately, \$5.2 million spent.

14 I finally finished the background. So  
15 returning to the objectives portion of the CAP, and  
16 getting more into the CAP itself.

17 I think this question is probably on people's  
18 minds. Why have we changed the CAP? I think to  
19 help answer that, I'd like to review or take  
20 another look at changes in the industry and the way  
21 we do things.

22 Standards of practice in industry have  
23 changed quite a bit over the years. There's a host  
24 of new techniques and tools that have been  
25 developed to aid and increase the efficiency of

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1 January, 1996, doesn't look all that different.  
2 Continuing to July, 1997, pretty similar shape.  
3 Then in April, 1998, you actually see a different  
4 shape. What we did in the early part of this year  
5 was installed a number of monitoring wells. Part  
6 of the rationale for installing additional wells  
7 was to evaluate whether there might be a source  
8 coming from the motor pool, which is off the image  
9 here to the right, and see if there was a source  
10 affecting some of the wells in this area. We found  
11 no evidence of a significant release, and so we  
12 altered our interpretation of this plume. But the  
13 other thing -- and this is significantly more  
14 important -- we installed some temporary monitors  
15 where the free product used to be to see if there  
16 was any free product remaining, and we found that  
17 there was not, so our previous actions were  
18 successful in remediating that.

19 This graph shows the mass of fuel removed  
20 during the remedial actions that have occurred to  
21 date. On the horizontal axis you can see each of  
22 the actions listed, and on the vertical axis the  
23 mass of fuel removed. The blue-column bars show  
24 the mass removed for each action, and then the line  
25 represents the accumulative total. The important

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1 site cleanups. The local regulatory agencies, the  
2 State of California, have also evaluated sites and  
3 tried to streamline cleanups from a regulatory  
4 point of view. Some tools that have come out of  
5 this include: Risk-based corrective action;  
6 natural attenuation monitoring protocols, and  
7 rapid-site characterization techniques.

8 When we started the CAP the guidance that was  
9 available for developing action levels was changing  
10 quite a bit. There were revisions proposed to the  
11 LUFT Manual. We submitted a draft CAP in 1994.  
12 And because of these changes, the Army began  
13 development of the FPALDR in order to come up with  
14 a unified consistent approach at the Presidio.

15 The State Water Resources Control Board had  
16 contracted Lawrence Livermore to look at the  
17 historical -- I guess, changes to plumes within the  
18 State of California. As a result of that report,  
19 they issued what they called, a "Low-risk Guidance"  
20 at the end of 1995.

21 What's important about that are two key  
22 recommendations. First of all, they recommended  
23 that sites be closed if they meet the low risk only  
24 for soils. And then secondly, they proposed  
25 management strategy for dissolved hydrocarbon

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1 plumes which would meet a low-risk definition.

2 Now the local Regional Board supplemented the  
3 State Board's guidance with their own in early  
4 1996. Later in 1996, the Regional Board adopted  
5 the soil action levels into the Presidio's SCRs.  
6 Also in 1996, as I mentioned, Lawrence Livermore  
7 began their study here. The Army agreed at that  
8 time to delay the CAP until completion of that  
9 project, and that project will be completed in  
10 April of this year.

11 What defines a high or low risk site? When  
12 you have a fuel site, the questions of interest  
13 are: Does the soil pose a significant risk? And  
14 also, does the groundwater pose a significant  
15 risk?

16 As part of the local board's supplemental  
17 guidance, they came up with six definitions for a  
18 low-risk site. The first is, you have to stop the  
19 leak, you have to remove the sources. Sources can  
20 include free product, as well as any tanks or  
21 piping.

22 Secondly, you have to have adequate site  
23 characterization. You have to know where the plume  
24 is.

25 Third, the dissolved hydrocarbon plume should

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1 areas represent areas of different natural  
2 landscape restoration. Out closer to the bay it  
3 will be dunes, and then different types of  
4 landscape as you move further south.

5 So we looked at protecting human health.  
6 There are three different exposure scenarios we  
7 looked at. Construction workers, recreational,  
8 that being the primary exposure scenario. We also  
9 looked at residential. But as residential land use  
10 does not apply on Crissy Field, this does not apply  
11 at this site. We also, likewise, looked at the  
12 environmental protection, looking at different  
13 ecological receptors.

14 For this site, the receptor of interest would  
15 be terrestrial receptors, being in the immediate  
16 area of Building 637. Also, further to the east in  
17 the wetlands, there might also be some concern with  
18 aquatic receptors.

19 To evaluate the site to see whether it meets  
20 the low-risk definition, we created this score  
21 card. On the left-hand side you see the high-risk  
22 column, and on the right is the low-risk column.  
23 We already talked about whether the leak has been  
24 stopped and the source is removed. The tanks have  
25 been removed. The free product has been removed.

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1 not be moving. It can't be increasing in length,  
2 or, it has to be stable. There can't be any impact  
3 to water resources or to other sensitive  
4 receptors. Water resources can include, water  
5 supply wells, aquifers, or other surface water  
6 bodies. The site cannot pose a significant risk to  
7 human health, nor, can it pose significant risk to  
8 the environment. And those are the six definitions  
9 of a low-risk site.

10 Before I go on and go through the evaluation  
11 for 637, I want to give a little bit of background  
12 on the fourth, fifth, and sixth definitions.

13 When you look at water resources, you need to  
14 look at your land-use plans. For Crissy Field the  
15 plans do not include development of water for  
16 municipal supply. Land use is also very important  
17 for evaluating human health and environmental  
18 exposure. This map shows the proposed land use for  
19 Crissy Field. Building 637 is down here.

20 Crissy Field is being, primarily, developed  
21 for recreational use. There are a number of  
22 historic features that are going to be  
23 redeveloped. The craft airfield to the north of  
24 the site that's ringed by the race track. To the  
25 east, in blue, is the tidal wetlands. The green

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1 So the site meets low-risk definition.

2 Has it been adequately characterized?  
3 Certainly, a lot of study has been done. We know  
4 where the remaining soil contamination is. But  
5 groundwater has been contaminated by fuel, so it  
6 falls into the high-risk column.

7 For the remaining three definitions there are  
8 no water wells, surface water, or other sensitive  
9 receptors that are likely to be affected by the  
10 fuel; so it's a low-risk definition. But the soils  
11 do cause a significant risk to human health and to  
12 the environment.

13 Now turning to groundwater. Again, the leak  
14 has been stopped, we confirmed that the free  
15 product has been removed, so that meets the  
16 low-risk definition. The site has been adequately  
17 characterized. There's a lot of monitoring data to  
18 show where the groundwater plume is.

19 Now looking at whether the dissolved  
20 hydrocarbon plume is moving or not, we've come up  
21 with a few graphs here. The first one shows the  
22 concentration at a group of wells which are located  
23 in a line, approximately, downgradient of the fuel  
24 tank. The horizontal axis shows the distance from  
25 the source in feet, and the concentrations are

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1 expressed in micrograms per liter. So you can see  
2 as you get further away from the tanks the  
3 concentrations decreased. The other thing to note  
4 is although there is some fluctuation, you see a  
5 fairly consistent pattern during this monitoring  
6 period. Now this monitoring period shown on this  
7 graph shows 1996 to 1997.

8 Turning to the next graph for 1997 and 1998,  
9 you see a fairly similar pattern with major  
10 declines the further away you move from the site.  
11 Another way to look at plume stability is to look  
12 at concentration changes over time. This graph  
13 shows the concentration in Well 63726, which is  
14 located near where the free product used to be.  
15 The red line represents the concentration which is  
16 expressed in micrograms per liter. The monitoring  
17 events are listed down here on the horizontal  
18 axis. The solid yellow line represents the average  
19 or mean concentration during this monitoring  
20 period. Now you can see that the concentration  
21 fluctuates about the mean, but you also notice  
22 there appears to be a slight decline in trend.  
23 There is other statistical analysis that we've  
24 done, which also bears this out.

25 The last way we looked at this, was to look

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1 the low-risk side. And likewise, on the  
2 environment side, it scores on the low risk. There  
3 is no completed pathway at this time that would  
4 threaten any environmental receptors in the  
5 groundwater.

6 The summary of all this analysis is that the  
7 soils represent a high risk. And the response to  
8 that is we have to evaluate remedial alternatives  
9 and come up with something that will take care of  
10 the problem. On the other hand, groundwater is a  
11 low-risk site, so the response is to apply the  
12 management strategy inside the guidance document.

13 We made it through the objectives, now we'll  
14 talk about alternatives; development and evaluation  
15 for soil.

16 Contaminated soil exceeds action levels, so  
17 cleanup is required and we have to develop and  
18 evaluate alternatives to meet the cleanup  
19 objectives. Initially, when you are developing  
20 alternatives, you come up with a list of  
21 technologies. We screened them against the  
22 criteria shown on the screen. Based on the site  
23 conditions, the shallow groundwater table, the type  
24 of contamination, and a number of technologies that  
25 passed the screening, they were actually rather

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1 at how long the plume is at every monitoring  
2 period. So we have shown that on the vertical axis  
3 in feet measured from the tanks across all the  
4 monitoring events. This goes back to the very  
5 first monitoring event in 1994. You notice that it  
6 stays pretty steady until October of 1995. At that  
7 time there were ten wells that were installed, and  
8 the placement of some of these wells changed our  
9 interpretation, so the plume appeared to be longer,  
10 so I think we just had a better definition of where  
11 the plume actually was. Since that time you can  
12 see that it remained pretty constant. So given all  
13 of this information, it appears like the  
14 hydrocarbon plume is not moving, so the site meets  
15 the low-risk definition.

16 The remaining three definitions, looking at  
17 water wells, water resources. Again, the same  
18 issue, but there's a question about sensitive  
19 receptors. Groundwater monitoring shows that the  
20 plume will not affect the wetlands, or even move  
21 substantially, so the site meets low risk.

22 Does the groundwater plume present a  
23 significant risk to human health? The  
24 concentrations at the site are well below any human  
25 health protective goals. So again, it scores on

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1 few. These technologies were combined into the  
2 alternatives. These are the four alternatives that  
3 we evaluated. I'll discuss each of them briefly.

4 Excavation, a simple process. You take the  
5 contamination away from the site. And we divided  
6 the off-site approach into two parts; treatment and  
7 disposal. The reason we did, treatment offers you  
8 reductions in long-term liability, and it also  
9 destroys the contamination.

10 Now bioventing is a process where you force  
11 air into the subsurface to stimulate  
12 biodegradation, but you do it at rates so you don't  
13 dry out the soils. Dry soil will reduce your  
14 micro-biological activity and then slow down the  
15 cleanup process.

16 We also looked at soil vapor extraction. By  
17 adding soil-vapor extraction you can remove some of  
18 the more volatile constituents, and hopefully,  
19 reduce the cleanup time.

20 The evaluation criteria for the alternatives  
21 include, effectiveness, which includes both  
22 short-term and long-term protection of human health  
23 in the environment. Duration, is, of course, the  
24 time of cleanup. Implementability is a combination  
25 of technical and administrative feasibility, as

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1 well as the availability of services and materials  
2 for the alternative in evaluation. And then, of  
3 course, costs, which include both capital and  
4 long-term upbringing costs.

5 This table shows the summary of the  
6 evaluation. And you can see that the two  
7 excavation alternatives looked very good. They  
8 score high across the board, because their  
9 simplicity-proven effectiveness, and also their  
10 lower costs. The bioventing alternatives are  
11 hindered at this site by the shallow groundwater  
12 table that increases or decreases the radius of  
13 influence of the air you inject or extract from the  
14 site, so that increases the cost, as well as it  
15 increases the uncertainty. They are also more  
16 expensive and take longer to complete.

17 The results are that we are recommending that  
18 the excavation and off-site treatment be the  
19 preferred alternative for this site. We found  
20 during the evaluation that disposal and treatment  
21 costs varied quite widely, and it fluctuates based  
22 on supply and demand. So we're recommending that  
23 the Army analyze the various bids and costs from  
24 different disposal facilities to make sure the  
25 treatment is not cost prohibitive.

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1 will the report be finalized? And will there be  
2 any additional costs due to the changes?

3 MR. PORCELLA: At this time, we are  
4 finalizing the CAP as we speak. We're finalizing  
5 it now with the Corps, and we hope to issue it by  
6 the end of the month. The second part of your  
7 question, probably lower. Part of the reason is  
8 the large number of previous cleanup activities  
9 have removed a substantial amount of contaminants.  
10 We removed about 3000 cubic yards from the site, so  
11 a lot of what was remaining when we developed the  
12 previous CAP is now gone. Also the free product is  
13 removed from the site so any monitoring probably  
14 would be a shorter duration, so that would reduce  
15 costs.

16 BOARDMEMBER MILLER: In your  
17 presentation of the alternative, you said that you  
18 chose off-site treatment and disposal. What was  
19 the problem with on-site treatment?

20 MR. PORCELLA: The volume of soil  
21 that we expect to excavate is quite low. It's  
22 somewhere on the order of 1500 cubic yards. It's  
23 not really cost effective to bring on an off-site  
24 unit. Also, the off-site treatment and disposal  
25 facility prices have come way, way down.

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1 Before the alternative is implemented, there  
2 will be a pre-design investigation and this will  
3 help refine the estimates of contaminated soil, and  
4 in this way we hope to reduce some of the costs.

5 Now for groundwater. The Army has elected to  
6 continue groundwater monitoring at the site. The  
7 goal here is to monitor for changes in  
8 concentrations, and also changes in gradient  
9 following construction at the wetlands. The  
10 monitoring will continue for a sufficient period of  
11 time to demonstrate that the plume is not moving  
12 towards the wetlands. And a number of new wells  
13 will also be installed. Some of them will be  
14 installed to replace those that were destroyed  
15 during the restoration activity on Crissy Field, as  
16 well as to add other ones that we may need to serve  
17 as guard wells to predict future changes.

18 We hope to issue the CAP by the end of this  
19 month, and following approval of the CAP workplans,  
20 and following that, within 90 days the  
21 implementation will begin. That's all there is.  
22 Thank you for your attention. I'll be happy to  
23 take any questions at this time.

24 BOARDMEMBER LOLLI: That was a  
25 wonderful presentation, and I commend you. When

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1 BOARDMEMBER BERMAN: A couple of  
2 questions on the hydrocarbon plumes. When you  
3 showed the concentrations, the function of  
4 distance, it appeared that there was a decrease,  
5 and then a rise. Is that actually true, or is that  
6 just within the fluctuations of the data?

7 MR. PORCELLA: The third well in that  
8 line of wells is actually a little bit off, or  
9 cross-gradient, so it doesn't receive the mass of  
10 the plume as quickly. It's off to the west. The  
11 lowest concentrated well is right here, and then  
12 there's a well here, and I believe, it's Well 32.  
13 The well that has the lower concentration is right  
14 here. Now the gradient, generally, is like this,  
15 but as you get out further from the site it tends  
16 to make a left turn, there's some changes in the  
17 lithology to cause it to move left.

18 MR. BERMAN: Given that you've got  
19 characteristics like that, can you be confident  
20 that if you don't have a sentry well way out on the  
21 perimeter that it might even be at a larger value?

22 BOARDMEMBER HENDERSON: We have wells  
23 out there that are nondetect, so if they had kept  
24 going with those wells it would have finally  
25 dropped to zero.

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1 MR. PORCELLA: The other thing to  
2 point out is, the receptors of interest are really  
3 to the east inside the wetlands, and also to the  
4 north. Like I said, the concentrations are well  
5 below any human health protective goals.

6 MR. BERMAN: The second question is,  
7 these are studies done over a ten or 15-year  
8 period, at most. What's your understanding of the  
9 long-term of the stability over 100 years of the  
10 plume?

11 MR. PORCELLA: Well, the plume should  
12 continue to degrade over time. The rates at which  
13 it does degrade depend on the site conditions. It  
14 depends on a lot of factors, primarily, site  
15 conditions. At this site we have more of an  
16 anaerobic environment, so it would be a different  
17 rate than at some of the other sites that were  
18 studied at the Livermore project.

19 MR. BERMAN: So would you expect 50  
20 years from now all of the numbers would be  
21 reduced?

22 MR. PORCELLA: Yes, I would expect  
23 that. Yes, substantially.

24 MR. BERMAN: Is that part of the  
25 report, to just talk about the long-term

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1 This well was near the heart of the plume after the  
2 free product was removed. You can see the  
3 concentrations do decrease. The free product near  
4 this well was removed in October of 1995, so you  
5 can see concentrations were starting to drop almost  
6 immediately. In terms of a longer-term substantial  
7 decrease, that's a function of the rates that the  
8 site can attenuate the plume, and we're in an  
9 estuarine environment where the rates are not as  
10 fast as in a more aerobic environment.

11 BOARDMEMBER ULLENSVANG: So can you  
12 make any estimate how long it would take before you  
13 have significant retreat?

14 BOARDMEMBER HENDERSON: No. You  
15 wouldn't need to. The plume doesn't act as a  
16 threat using this low-risk guidance.

17 BOARDMEMBER ULLENSVANG: So stability  
18 without degradation is enough to demonstrate that?  
19 Degradation without any sort of retreat?

20 MR. PORCELLA: Stability is defined  
21 as steady, or decreasing concentrations. It  
22 doesn't need to be decreasing.

23 BOARDMEMBER MCKLEROY: You used  
24 "pounds of soil," and you used, "gallons of fuel."  
25 Have you converted the pounds of contaminated soil

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1 predictions of the issue?

2 MR. PORCELLA: Well, some of that  
3 work has been predicted in the previous CAP. The  
4 Livermore people made some predictions. We are  
5 attaching the Livermore report to this document.  
6 We have also attached some of the previous  
7 groundwater modeling that we did, which has some of  
8 the predictions over time.

9 MR. BERMAN: Is there any data in the  
10 field that you can look to, to support all that  
11 modeling?

12 MR. PORCELLA: Well, some of the data  
13 that we collected were actually put into the model,  
14 both ours and Livermore's. In terms of  
15 calibrating, no, we haven't. It hasn't been all  
16 that long.

17 MR. BERMAN: But over the long-term?

18 MR. PORCELLA: No, not over the  
19 long-term.

20 BOARDMEMBER ULLENSVANG: If you find  
21 that there's natural attenuation demonstrated here,  
22 shouldn't you have seen some retreat of the leading  
23 edge of the plume after the source removal?

24 MR. PORCELLA: Well, I think that we  
25 did see some increase in concentration over time.

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1 to gallons of fuel?

2 MR. PORCELLA: Actually, I expressed  
3 it all in pounds. I did also, for the one project  
4 where there was recovered free product in a  
5 volumetric form.

6 BOARDMEMBER MCKLEROY: I just wanted  
7 to know if you developed a model at all to  
8 characterize what the spill source was, and the  
9 material from the source? Whether it was only from  
10 those tanks in the Loma Prieta spill, or whether it  
11 was a source from various leaking tanks from the  
12 fuel depot during its lifetime? And then following  
13 that estimate, of how much fuel is out there, how  
14 much free product you picked up and estimated;  
15 what's still out there? Is there potential for  
16 free product still out there?

17 MR. PORCELLA: Based on the data we  
18 have, I don't believe there's anymore free product  
19 out there. In terms of your original question, if  
20 you were to do a comparison of what was thought to  
21 have been released at the time of the Loma Prieta,  
22 combined with what we've recovered, they don't  
23 balance out. It appears that there may have been  
24 that either the release was larger or there were  
25 other types of releases. Given past practices,

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1 that's certainly not a surprise, and also, the long  
2 history of activity at the site. We have actually  
3 not done any modeling to try and estimate the  
4 source and estimate when the source might have  
5 released fuel. Part of it is we really don't have  
6 enough data to do that accurately.

7 BOARDMEMBER MCKLEROY: Is the product  
8 that you've picked up as free product been  
9 consistent with the types of fuel you've talked  
10 about? Meaning that, they were mainly diesel and  
11 not some of the products that breakdown into the  
12 more difficult products to clean up?

13 MR. PORCELLA: The product we picked  
14 up was mostly gasoline, especially in the  
15 free-product recovery system. In the later  
16 excavation projects we found more of the heavier  
17 diesel-range types of fuels, and that would be  
18 related to some of the other tanks in the area.

19 BOARDMEMBER MCKLEROY: And the last  
20 question is, how deep is your excavation going to  
21 be?

22 MR. PORCELLA: The excavation would  
23 be extended down to the top of the water table,  
24 unless we found something that we're not aware of.

25 BOARDMEMBER MCKLEROY: Okay, thank

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1 BOARDMEMBER ULLENSVANG: How long  
2 would you estimate for your cost estimates that you  
3 would be doing monitoring?

4 MR. PORCELLA: Monitoring didn't  
5 actually fall as part of the cost estimate. Cost  
6 estimates were used to compare the different soil  
7 corrective action alternatives.

8 BOARDMEMBER ULLENSVANG: So the costs  
9 that you gave were not the complete costs of the  
10 proposed remedy?

11 MR. PORCELLA: They were the costs  
12 for the proposed remedy, but not for the  
13 groundwater monitoring.

14 BOARDMEMBER HENDERSON: That's  
15 covered under the Groundwater Monitoring Program,  
16 Brian.

17 BOARDMEMBER ULLENSVANG: Well,  
18 typically the costs of monitoring, following  
19 construction, is included in part of the estimate  
20 of the cost of the remedy for evaluation purposes.

21 MR. PORCELLA: That's true. The  
22 groundwater responses, though, for each of the  
23 alternatives is the same, so it doesn't matter.

24 BOARDMEMBER HENDERSON: So we're only  
25 looking at a soil action. We only had to compare

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1 you.

2 BOARDMEMBER MONAGHAN: You've already  
3 removed 3,000 yards, and you're going to take  
4 another 1500 yards?

5 MR. PORCELLA: That's about right.

6 BOARDMEMBER MONAGHAN: Would that be  
7 backfilled with something somewhere else?

8 MR. PORCELLA: Yes. It would be  
9 backfilled with material imported from off site.

10 BOARDMEMBER MONAGHAN: And how long  
11 did you think you were going to be doing the  
12 groundwater monitoring after the wetlands was  
13 done?

14 MR. PORCELLA: Well, that's fairly  
15 hard to predict. It depends on what we see in the  
16 groundwater. The model is certainly a prediction  
17 of what we expect to see in the future, but  
18 depending on how the wetlands are constructed,  
19 compared to the way we modeled it in the past,  
20 there may be some differences.

21 BOARDMEMBER YOUNGKIN: What would be  
22 the shortest time of monitoring?

23 MR. PORCELLA: Probably, one year.  
24 We normally evaluate the data after a one year  
25 period of time.

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1 the soil actions.

2 BOARDMEMBER ULLENSVANG: Did you  
3 compare it against a no action?

4 MR. PORCELLA: No. No action wasn't  
5 really an option at this site.

6 FACILITATOR KERN: There was no  
7 evaluation of other alternatives for the  
8 groundwater?

9 MR. PORCELLA: That's correct. The  
10 site met the low-risk definitions.

11 BOARDMEMBER MCKLEROY: The CAP falls  
12 out of the purview of the FS, this is special --  
13 sort of a side --

14 MR. PORCELLA: It's part of the  
15 Petroleum Site Cleanup Program, right.

16 BOARDMEMBER MCKLEROY: So does this  
17 end the Petroleum Site Cleanup Program?

18 MR. PORCELLA: This is one of the  
19 many sites.

20 FACILITATOR KERN: John, thank you  
21 for your long presentation. We appreciate it.

22 (Break)

23 FACILITATOR KERN: Next topic of  
24 discussion is, EPA Lead Sampling Results.

25 BOARDMEMBER WORK: Well, I want to

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1 thank the RAB for being interested in our  
2 lead-based paint study.  
3 Just to give you a little background. I'm  
4 sure you're all aware that there's been  
5 long-running disagreement with the regulatory  
6 agencies and DOD about lead-based paint and how to  
7 address it, and where to address it. I don't think  
8 we need to get into that tonight. I think  
9 everybody has articulated their various positions.

10 In this discussion, one of the things that  
11 EPA wanted to do was fill what we feel is a data  
12 gap in the nonresidential areas. This was one of  
13 the points of disagreement.

14 Region IX engaged in a small-scale study to  
15 look at a few military bases, specifically, in  
16 nonresidential areas of the Presidio. And after  
17 talking with the regional office they agreed to be  
18 one of the bases. The only other bases are Mare  
19 Island and Moffett Field.

20 Now this is not a comprehensive study. The  
21 whole point of the study was to look in areas where  
22 we would expect to find lead contaminates in  
23 soils.

24 Now we went through a kind of screening  
25 process in deciding where to look. First, of

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1 as you get away from the walls of the building.  
2 This also looked to be the hottest building of the  
3 bunch that we looked at. I figured you'd all be  
4 interested in that more than the other buildings.

5 If you look at our entire database for this  
6 study, I think we have about 400 samples of this  
7 entire study at the Presidio. Sample results  
8 ranged from a high of over 28,000 to over 20,000,  
9 all the way down to much less worrisome numbers,  
10 down to 100. As I said, Building No. 2, the  
11 museum, came out to be our hottest building of the  
12 bunch, as sort of a way to absorb all of the data,  
13 sort of an easier way. As you can see, structure  
14 No. 2, came in with an average of 4405. And you  
15 can see, some of them came in quite low, but there  
16 does appear to be quite a number of buildings where  
17 the average concentrations exceeded 1000.

18 We're actually scheduled this week to have a  
19 discussion inhouse with our risk assessors to talk  
20 about what these numbers represent, not only around  
21 the Presidio, but the results that we got from the  
22 other bases, bearing in mind that these are  
23 nonresidential areas.

24 Now the last overhead I'm putting up here is,  
25 as you can see, Section 5 of our report, the

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1 course, we looked at structures where paint is.  
2 Second, of course, nonresidential structures. And  
3 third, of course, in the screening process, we  
4 eliminated structures that did not have any soil  
5 around them.

6 I'm going to pass this around the room. It's  
7 a map of the Presidio that shows you structures  
8 that we selected, nonresidential structures. We  
9 decided at each base that we would take a subset of  
10 the structures, which would possibly give us more  
11 information on how lead is distributed as you step  
12 out from a structure.

13 In the case of the Presidio, we selected  
14 three structures for intensive sampling, and the  
15 other structures are colored in chartreuse. All  
16 together there are 20 structures that we looked  
17 at. So I want to repeat, this is not a  
18 comprehensive look at all nonresidential  
19 structures.

20 My next overhead is going to be a schematic  
21 of Building No. 2, it's the museum, one of the  
22 older buildings at the Presidio. It's located not  
23 too far from the tire station. This one was one of  
24 the intensive sampled buildings. You can see the  
25 step-out approach that we used by the multiple dots

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1 conclusion section. Kind of gives you some  
2 information on the Presidio, and where you're going  
3 to find lead-based paint, with the qualifiers that  
4 we only looked at 20 structures.

5 The first, of course, was that we found part  
6 of our screening process -- which I failed to  
7 mention in the beginning -- if it did not have  
8 lead-based paint, we screened it out. So the first  
9 conclusion is where we found lead-based paint on  
10 structures. Highest concentrations were found on  
11 the wooden or brick surfaces. Concrete and stucco  
12 buildings, generally, came out cleaner.

13 The idea here was that the industrial PRG was  
14 observed to have peeling paint. One thing we  
15 noticed was where we saw paint in poor condition,  
16 we also found high lead in soils. That kind of  
17 makes sense, in a way. I don't know if you should  
18 put a lot of weight on that conclusion, because  
19 just observed peeling paint doesn't necessarily  
20 mean high lead in soil.

21 Building 2 was the hottest building. And  
22 generally, we found the highest concentrations of  
23 leads right at the soil, at the building's inner  
24 face, or at the drip line. And just like you would  
25 expect, concentrations of lead decreased as you

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1 increased your distance from the structure. That's  
2 pretty much the conclusion of my presentation.

3 BOARDMEMBER MCKLEROY: How did you  
4 get the averages on all those buildings? You have  
5 feet down and feet out, so you have a lot of data  
6 points to average. Did you weigh them?

7 BOARDMEMBER WORK: No, these were all  
8 discreet samples. So it is just a mathematical  
9 average of all the samples that were taken around  
10 that structure.

11 BOARDMEMBER O'HARA: Michael, my  
12 perception of lead in the soil at the Presidio is  
13 -- and I don't know whether it has been addressed  
14 -- along Doyle Drive there has to be large  
15 concentrations of lead as a result of the paint  
16 that has been blasted off the structure. Did you  
17 consider that at all?

18 BOARDMEMBER WORK: Well, I would  
19 think.

20 BOARDMEMBER FUENTES: There has been  
21 cleanup along Doyle Drive. There was a removal  
22 action workplan that was overseen by DTSC, and I  
23 believe the cleanup number was below 400 parts per  
24 million for lead.

25 BOARDMEMBER O'HARA: How far out are

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1 more studies? And can people from outside of the  
2 EPA draw any conclusions from this that might  
3 advance the whole discussion about what to do about  
4 lead-based paint in nonresidential areas?

5 BOARDMEMBER WORK: Well, that is the  
6 next step. First, we want to gather some data, and  
7 we need to confirm with our toxicologist. I think  
8 probably all of you realize that a lot of the  
9 concentrations were above the Army's proposed  
10 recreational level for lead here at the Presidio.  
11 I don't know what's going to happen next, to be  
12 honest with you.

13 BOARDMEMBER CHEEVER: When you were  
14 saying that there were several other sites, was  
15 this nationwide, or was that just within this  
16 region?

17 BOARDMEMBER WORK: This was a  
18 regional effort. It seemed partly because we also  
19 have California in our region, we seem to have  
20 quite a bit of focus in this regional office with  
21 this particular problem, and so we have kind of  
22 taken the lead. Another reason Region IX has  
23 proposed this study is, here in Region IX, we tend  
24 to have the lion share of military bases, so we end  
25 up taking the lead on some of these DOD issues.

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1 you going?

2 BOARDMEMBER FUENTES: I'm not the  
3 project manager for that area. I think there is an  
4 off-set distance that was investigated in order to  
5 determine the extent of contamination. But there  
6 was an extensive investigation and off-site  
7 disposal for that particular site within the  
8 Presidio. In addition to Doyle Drive, there was  
9 also an investigation along the northern approach  
10 of the Bay Bridge which was also overseen by DTSC.  
11 And that particular area, the Bridge District, is  
12 the one responsible for doing the investigation and  
13 cleanup, which is also related to lead-based  
14 paint.

15 BOARDMEMBER O'HARA: And are they  
16 doing it?

17 BOARDMEMBER FUENTES: Yes. The  
18 person in charge from the Bridge District was here  
19 to do the presentation.

20 BOARDMEMBER CHEEVER: Well, you  
21 emphasized a couple of times that it's a relatively  
22 small sample that was chosen a very particular  
23 way. So my question is: What happens next? What  
24 do you think the EPA will do next? Do you think  
25 the EPA can draw conclusions from this, or call for

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1 MR. BERMAN: If you wanted to clean  
2 this up to a reasonable standard, just from your  
3 sampling at the present time, do you have a rough  
4 idea of the cost?

5 BOARDMEMBER WORK: We're not talking  
6 about massive quantities of soil. We're talking  
7 about very shallow depths and very narrow bands of  
8 lead around the buildings. So excavation would be  
9 -- especially compared to the work we've done on  
10 Crissy Field -- minuscule compared to what we've  
11 spent already on other excavations.

12 MR. BERMAN: So if you did propose  
13 remediation, it would be soil removal?

14 BOARDMEMBER WORK: I think that would  
15 be my first consideration, because it's the  
16 safest. I mean, if you leave anything behind it is  
17 always going to be there.

18 MR. BERMAN: Again, since it's a  
19 fairly small amount of soil, compared to some of  
20 the other excavations, it seems to be a relatively  
21 straightforward exercise.

22 BOARDMEMBER WORK: I think so. And  
23 especially now, with the technology for sampling  
24 and analyzing lead, you can get answers in the  
25 field very quickly.

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1 BOARDMEMBER WILKINS: Michael, I have  
2 a question about what the EPA is doing on a  
3 national level, versus what Region IX is doing.  
4 Are you aware of what the EPA is doing on a  
5 national level in terms of establishing the  
6 protocol for doing this, that Region IX and the  
7 Army are taking advance action on?

8 In other words, the EPA, at a national level,  
9 is trying to outline the guidelines and establish  
10 the procedures for doing this, and they're working  
11 with DOD in order to develop these guidelines. And  
12 yet, at this point in time, Region IX has taken a  
13 lead and has already done this type of sampling in  
14 several DOD facilities here and in California. So  
15 do you know whether all of the sampling that has  
16 been done, including that at the Presidio, is going  
17 to be included in part of this future nationally  
18 piloted program, or is it going to get thrown out  
19 and a whole new set of sites are going to be  
20 selected and a policy will be developed from that,  
21 or what's going to happen?

22 BOARDMEMBER WORK: Well, I wish I  
23 could answer your question. It is hard for me to  
24 say what headquarters will do. I know there are  
25 discussions going on between EPA headquarters and

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1 is awaiting the outcome of these meetings that I  
2 wanted to update you on tonight. The meetings have  
3 involved the Army and the EPA, DTSC and the  
4 Regional Board, and their technical staff, to  
5 establish appropriate regulatory standards for the  
6 risk-based approach to cleanup. There have been a  
7 couple of meetings since the last RAB meeting, I  
8 think it was the 5th of January.

9 We did have a meeting on the 15th to talk  
10 about ambient concentrations of inorganics in both  
11 soil and groundwater, and the application of soil  
12 cleanup goals. The main result that came out of  
13 that, we did discuss ambient concentrations of PAHs  
14 in soil in urban environments in California. DTSC  
15 has provided the Army with some information on one  
16 study and we're waiting some information on a  
17 couple of studies on the PAHs.

18 Then we also talked about the concentrations  
19 of inorganic metals in fill and the different  
20 approaches that have been taken in the past, and  
21 the pros and cons, and some other options, but this  
22 hasn't really been resolved yet. We discussed the  
23 need to do something similar for groundwater.  
24 There was no background concentrations for  
25 inorganics established for groundwater in the RI,

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1 DOD. I understand they are working on some  
2 guidance. I haven't seen it, so I don't know.  
3 Headquarters is certainly aware that we performed  
4 the sampling. In fact, they are in possession of  
5 some of the results, so I'm hoping they will  
6 consider this in their decision making.

7 FACILITATOR KERN: Anything else for  
8 Michael?

9 BOARDMEMBER CHEEVER: Well, as a  
10 member representing the public, I feel like saying,  
11 not necessarily to the EPA, but perhaps to whatever  
12 agencies are doing the cleanup or planning, that I  
13 am concerned about the contamination around the  
14 museum, because I think it's an area that a lot of  
15 people visit. And I assume that the Trust and the  
16 Park Service hope that even more people visit, and  
17 children play around there. It is also near the  
18 gym used by the YMCA. So I think it's an area that  
19 is frequented by the public and many young  
20 children. So I think those high numbers should be  
21 thought about carefully.

22 FACILITATOR KERN: Next item is the  
23 Update on the Regulator Meetings.

24 MR. STEINPRESS: The FS effort has  
25 been focused on these meetings, and the other work

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1 and this is an outstanding problem that needs to be  
2 addressed, and we are looking at options right now  
3 do to that.

4 The other meeting last week was with respect  
5 to ARARs, landfill ARARs, and the process that the  
6 Army is planning to go through with respect to  
7 selecting remedial alternatives. We did get ARARs  
8 from several agencies, which the Army is taking and  
9 reviewing, comparing with what we had before in the  
10 1997 FS. Certainly, update and revise that based  
11 on what we've received. We also talked about, and  
12 I think pretty much agreed, as far as appropriate  
13 technologies for landfills and fill sites. And  
14 then kind of worked on developing an approach for  
15 the evaluation of the alternatives and how to  
16 present that. And there were a lot of comments on  
17 the 1997 FS, and how that was done. And I have  
18 suggestions here from the previous RAPs. So we're  
19 working together to come up with a new way to do  
20 that based on the input we got.

21 As far as the alternatives, kind of a showing  
22 of the remedial alternatives that are being  
23 considered for the landfills, a general list but  
24 fairly similar, expect probably, No. 7, to what  
25 you've seen before. They range from no action to

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1 site management measures. These are across the  
2 top. And then on the left is kind of what the  
3 various components of these would be. There are  
4 handouts the back. Site management measures, soil  
5 cover, an engineered cap, screen closure,  
6 excavation and off-site disposal or excavation and  
7 off-site consolidation, perhaps. And then,  
8 finally, one that wasn't in the 1997 FS. It would  
9 involve surface debris removal and off-site  
10 disposal at some sites where there is concrete.  
11 That would be good to have cleaned up, and that  
12 would be a component.

13 And then as far as the schedule, obviously,  
14 these meetings have been the primary focus, as well  
15 as preparation, with respect to five of the FS  
16 sites. We had quite a few issues come out of the  
17 meeting to do that, and the Army is working to  
18 resolve with the agencies. We hope to do that by  
19 late February and be ready to discuss potential  
20 remedial alternatives in early March. The FS has  
21 been delayed about 20 weeks to date, and will take  
22 about four months more to reach consensus and we'll  
23 be able to move ahead.

24 FACILITATOR KERN: What I have been  
25 trying to understand, there seems to be a number of

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1 were received from the agencies are now a couple of  
2 years -- it's been since 1996 that they were last  
3 received. So they are two or three years old, and  
4 some have changed. Most of them probably haven't  
5 changed substantially, but there are a few that  
6 need to be revised.

7 BOARDMEMBER MCKLEROY: So it's not a  
8 substantial change?

9 MR. STEINPRESS: I don't think so,  
10 no.

11 BOARDMEMBER MCKLEROY: Thanks.

12 FACILITATOR KERN: Item 5.D., would  
13 be an introduction to the TOSC Program, with  
14 Mary Masters.

15 MS. MASTERS: Good evening,  
16 everyone. I'm Mary Masters, and I work for the  
17 Technical Outreach Services for Communities  
18 Program, which we call TOSC. I'm here tonight just  
19 to give you an introduction to myself and to the  
20 program.

21 Jan Monaghan called about three or four  
22 months ago, and asked whether TOSC could provide  
23 some assistance to the Presidio RAB on some issues  
24 of concern to you all.

25 Those two issues had to do with institutional

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1 issues that come up, things to resolve, you  
2 mentioned a few. It seems that some of those items  
3 could take a while. I have the sense that there  
4 might a disconnect in the schedule, somehow. There  
5 are issues such as the chromium study, these things  
6 that seem to be three, four, six-month projects.  
7 Other issues, I think, that the regulators have  
8 brought up with you that seem to be outstanding  
9 things. So is it really reasonable that -- is this  
10 schedule just a complete mirage? Is there ever  
11 going to be an FS someday? What's your feeling  
12 about that?

13 MR. STEINPRESS: There will be an  
14 FS. Obviously, some of these issues have to be  
15 decisions as to how we're going to move forward.  
16 And they can't all be completely resolved, like the  
17 chromium, for example.

18 BOARDMEMBER MCKLEROY: You mentioned  
19 in your presentation that you were getting the list  
20 of ARARs from the agencies and reevaluating them.  
21 I'm surprised that those are moving targets. I  
22 thought those were pretty much agreed upon. Why  
23 are you reshuffling them? And why are you updating  
24 them, sort of up to the last minute here?

25 MR. STEINPRESS: Well, the ones that

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1 controls, whether we had any insight or knowledge  
2 about different sites around the country who had  
3 successfully sought institutional controls and  
4 implementation. The other issue had to do with  
5 recycling of landfill-debris material. So those  
6 are the two things that she asked for assistance.  
7 Those aren't areas that we usually work on, so I  
8 have to say we'll be starting from scratch.

9 The TOSC Program was initiated in 1994,  
10 within the EPA's Office of Research and  
11 Development. It was originally put together to  
12 address a need recognized by Congress for  
13 communities who are impacted by hazardous waste  
14 sites that were not Superfund Sites. There was a  
15 recognition that the technical assistance grants  
16 that go to Superfund Sites were working  
17 successfully, but there were a lot of other  
18 communities impacted by serious hazardous waste  
19 sites that weren't under Superfund, so they needed  
20 help and understanding about what was going on with  
21 their communities and the chemicals from the  
22 sites.

23 So we're a free service. The criteria are  
24 very simple. There has to be a community group  
25 that represents the community impacted by the

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1 hazardous waste site. It no longer has to be a  
2 non-MPL site. Even DOD facilities with the TAPP  
3 Grant, as long as the scope of work is different.  
4 The down side is that the funding is very  
5 meager. The program is administered through five  
6 hazardous substance research centers that EPA funds  
7 around the country. Each center represents two EPA  
8 Regions. So for our center, the western-region  
9 center, it represents Region IX and Region X. It's  
10 administered through universities. So for us, it's  
11 through Stanford University, Region IX, and Oregon  
12 State University, Region X.

13 The thought behind administering the program  
14 through a university is to support the idea that we  
15 are to be objective, third-party review resources.  
16 So even though we are EPA funded, and that taints  
17 us in several community's eyes, the hope is that  
18 when folks realize the money comes through  
19 universities, that we're not reviewed by the Office  
20 of Research and Development. Nobody reviews the  
21 work that I do. They just want to see a the list  
22 of clients to justify the funding, then we get a  
23 little bit further with these communities that are  
24 suspicious of agency contact.

25 So anyway, we have \$250,000 a year to support

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1 record, I wanted to say, that although Jan was the  
2 person that spoke to you, this was something that  
3 has been discussed regularly in our Main  
4 Installation Committee, so with our committee, this  
5 was a group idea.

6 Secondly, what do you picture happening next,  
7 given all your constraints? I mean, will you meet  
8 with us on committees?

9 MS. MASTERS: I did get the report  
10 that just came out from EKI, and I'll take a look  
11 at that to give me an idea of the overview of the  
12 site. And then specifically, with these two  
13 issues, I need to talk to you all, or someone, Jan  
14 or Mark will identify who that person would be, or  
15 persons, about the landfill recycling issue. I've  
16 already made some forays into the institutional  
17 control situation; the news is not good so far.  
18 That I can research more on my own. The landfill  
19 issue I need to talk more to RAB members about. I  
20 think the next step would be a meeting with some  
21 subcommittee, perhaps.

22 FACILITATOR KERN: Moving onto  
23 Monthly Reports.

24 BOARDMEMBER HANDEL: Actually, first  
25 of all, I'll refer you to a small document in front

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1 both regions. That means that there are only two  
2 technical folks like myself. I'm an engineer, and  
3 there's an engineer in Region X, as well. I have  
4 14 to 16 projects on my plate at any given time.  
5 That means that we can only give a small amount of  
6 time to each of those projects. Headquarters has  
7 told us that they would like us to spread ourselves  
8 out, and try and help as many communities as  
9 possible.

10 So we work on sort of a strategical strike  
11 mode. We come in and review a document. Usually,  
12 we work on review of remedial investigation,  
13 feasibility studies, sampling plans, risk  
14 assessments. We give workshops on risk  
15 communication and risk-assessment education.  
16 That's the bulk of the work that we do.

17 So the request from your RAB is different;  
18 that's fine. That's part of the reason I was  
19 curious about it, because it is different,  
20 something new for me to do. The hard part is, is  
21 that I can't be a long-term member. I have to come  
22 in and do things, and then step out and do other  
23 things, and come back if you have another need  
24 that's identified. Any questions?

25 BOARDMEMBER CHEEVER: Just for the

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1 of you. The 4th page in that document has a  
2 summary of all of the Crissy Field sites. And I'll  
3 identify the activities that we're currently  
4 completing in terms of remediation and interim data  
5 summaries. I'll also pass around some photographs  
6 that were taken of some recent activities here at  
7 the Crissy Field Rifle Institute, where we are  
8 backfilling our excavation with kind of an  
9 innovative approach.

10 We're actually pumping sand and water mixture  
11 into the excavation to backfill that site. It's  
12 neat, because we get to complete the backfill in  
13 about three or four days, as opposed to the normal  
14 process that would take, approximately, three  
15 weeks, so we get to get it done very quickly and  
16 save some dollars, at the same time. After the  
17 RAB, you can go down there and see if it's  
18 occurring at this time. You can't get as close as  
19 these photographs, but from a distance you can  
20 still see the operation.

21 In terms of the active sites for the Crissy  
22 Field remediation, we're currently excavating soil  
23 at the 937 site, that's a petroleum site. Also,  
24 we're removing soil from the sites referred to as  
25 923 and 937. It's more or less along the back

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1 sides of the buildings on the south side of Crissy  
2 Field.

3 For the other sites, Building 979, our site  
4 restoration activities remain there.

5 For the 950 area our backfill activity  
6 remains. And as I mentioned, for the Crissy Field  
7 Institute, our backfill is in progress.

8 Our promenade reconstruction is nearing  
9 completion.

10 For the 924 Firing Range, we've done a bit of  
11 a site restoration, so the backfill and slope  
12 area. We still have some paving to do on the  
13 flatter portion of the site, as well as some curb  
14 and cutter types of activity.

15 For Building 640/643 area, we have site  
16 restoration in progress. We, for the most part,  
17 backfilled the site. I believe we only need to  
18 surface the area, both pavement and concrete.

19 As I mentioned, 937, we're still actively  
20 excavating there. We estimate, approximately, 100  
21 tons of contaminated soil left to remove. We have  
22 also backfilled a portion of that excavation, more  
23 so as a safety precaution around the water line.  
24 Also, I mentioned 923/937. We're actively removing  
25 soil there. For the most part, it's in only one

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1 be out for all of you to review.

2 These were the only sites on the RAB. I  
3 actually asked a PAO to limit the number of sites.  
4 I felt like I was repeating myself on a number of  
5 sites where we weren't doing a lot of activity. If  
6 you have questions about other sites, I'd be happy  
7 to answer them.

8 FACILITATOR KERN: How about the golf  
9 course?

10 BOARDMEMBER HANDEL: I visited the  
11 site with the contractor. We're developing a  
12 scope. I'm going to guess a month, three weeks to  
13 a month away from doing anything there, depending  
14 on the negotiation process.

15 BOARDMEMBER MCKLERoy: Was that  
16 negotiation having to do with removing the parking  
17 lot? Having access to the parking lot, is that  
18 still an issue?

19 BOARDMEMBER HANDEL: My impression is  
20 that it's not an issue, although, that detail  
21 hasn't been worked out, at this point. One of the  
22 negotiations I was referring to were contractual  
23 negotiations.

24 MS. REACKHOF: The Trust is working  
25 with the Army on that to try and finalize

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1 location. It's under an electrical pad with some  
2 transformers on it. We're in the process of  
3 relocating those transformers to a power pole. So  
4 that's it for Crissy Field.

5 The next site was Nike. And for the most  
6 part we completed all of the activities from  
7 Magazines 1, 2 and 3, including opening the doors;  
8 removing the hydraulic fluid on the surface of the  
9 water; pumping out the standing water; removing the  
10 asbestos-containing materials; draining the  
11 hydraulic equipment, and pressure washing the walls  
12 for sludges. About the only activity that remains  
13 at this point is to remove the equipment and close  
14 the doors. We have had some inspections by the  
15 Corps and the Park Service. My impression is that  
16 things were looking pretty good in there.

17 For the Fuel Distribution System, we have  
18 very limited pieces left to remove at this time.  
19 We removed approximately 45,000 feet of FDS from  
20 the Presidio, and a quantity of soil that I don't  
21 have a number for right now.

22 We're in the process of completing our  
23 closure report for that activity, and I anticipate  
24 receiving a draft quarterly review in January. So  
25 probably in late February is when the document will

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1 remediation at that site.

2 FACILITATOR KERN: Since we have  
3 members of the Independent Technical Review Team  
4 here, I'd like to invite them, if they would like,  
5 to comment at all on today's activities. Okay,  
6 there are no takers there.

7 I can tell you that the group did convene  
8 today, and the Army and the Trust made  
9 presentations to the Technical Review Team  
10 members. There were exchanges, questions, and this  
11 was particular to the Landfill E Site. Today's  
12 session was Landfill E. Tomorrow's agenda calls  
13 for Fill Site 1, Landfill 2, and I believe,  
14 Battery/Howe Wagner. Then the final sites would be  
15 Building 207/231, and one other site, Baker Beach  
16 disturbed areas. There was a tour for the  
17 Independent Technical Review Team on Monday. So  
18 they're getting a whole view of it, and I guess,  
19 they will be producing a report some three weeks or  
20 so; is that about right? Oh, six weeks after the  
21 conclusion of this process.

22 Now, Saul, I believe you had an announcement.

23 BOARDMEMBER BLOOM: The RAB Caucus is  
24 sponsoring a meeting with Stan Fillipee, Director  
25 of Military Compliance with the State of

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1 California, Department of Toxic Substances Control  
2 at the Arc Office on the 21st of this month at  
3 5:00.

4 Stan is going to be talking with us about the  
5 transition from the Wilson Administration to the  
6 Gray Davis Administration, what he expects to see  
7 happening at the department. He's going to be  
8 talking about the upcoming events of the  
9 Environmental Task Force meetings, of which he's a  
10 member. He's going to be talking about the state  
11 of dispute with the Department of Defense and the  
12 Department of the Navy with regard to their  
13 compliance orders against about a half a dozen Navy  
14 sites in the state.

15 So that begins at 5:00, at the Arc Office on  
16 the 21st, at 833 Market Street, Suite 1107. You're  
17 all welcome to come. And it's going to be a very,  
18 very good discussion.

19 I have a few left, of the RAB Caucus Meeting  
20 procedures, that are available for people who have  
21 not yet registered for the RAB Caucus Meeting. The  
22 RAB Caucus Meeting, again, is going to be taking  
23 place on the 30th through the 1st. We're going to  
24 be starting off with an all day training session on  
25 Saturday, then we're going into two days of closed

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1 experiences with other RAB members who have been  
2 involved with this issue for quite some time. And  
3 we can all learn from each other. Hopefully, get  
4 the good experiences with the bad experiences.

5 We hope to develop a matrix on what is  
6 working and what is not working, preliminarily at  
7 this caucus meeting, for delivery to DERTF. And  
8 then refine them throughout the year, and  
9 ultimately, delivery in May to Washington. So  
10 there you go.

11 FACILITATOR KERN: Any questions for  
12 Saul? Okay, seeing none. Any announcements for  
13 tonight from any section of the room?

14 LT.COL. EVANS: For those of you who  
15 don't know me, I'm Lt. Col. Gary Evans. I'm from  
16 the Army BRAC Office. I'm here this week to open  
17 up the ITR, and we started that off. While I'm not  
18 a member of the ITR, per se, I'm from the office  
19 that actually hired and put these folks together to  
20 come out here.

21 This is the first RAB meeting I've come to,  
22 and I've been the program manager at the BRAC  
23 Office overseeing the Presidio for a little over a  
24 year. Actually, it was easier driving into the  
25 deserts of Iraq than it was to come into this

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1 sessions, only RAB members, community members. We  
2 are going to talk about what our strategy is going  
3 to be for this year with regard to Congress, and  
4 the funding issues and some major agenda items that  
5 the RAB Caucus is going to be pursuing,  
6 particularly, in our visit to Washington and the  
7 Congress. That will be followed up on the 2nd  
8 through the 3rd by the Defense Environmental  
9 Response Task Force Meeting, at the Cathedral Hill  
10 Hotel in San Francisco.

11 The public comment periods are most  
12 important. They'll be happening 5:30 to 8:30 both  
13 days. There's an opportunity for all RAB members,  
14 if you want, to comment for DERTF. We are  
15 organizing comments, and the slots are getting  
16 filled up. We have lots of folks coming in. There  
17 will be at least 14 RAB people from out of state  
18 coming to the meeting, and another 14 from around  
19 the state coming to the DERTF Caucus Meeting. This  
20 again, is in preparation for the RAB Caucus  
21 National Convention in May.

22 I have these documents left. If you guys  
23 want to register, they're here. It's going to be a  
24 lot of fun. It will be very informative, and RAB  
25 members will have a chance to share their

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1 place.

2 In D.C., you guys have a reputation for being  
3 rather "involved," let's say.

4 With that in mind, I figured I would give you  
5 a few minutes, if anybody had any shots they wanted  
6 to throw at me. Any information? Any questions?  
7 Anything you'd like me to carry back to D.C.? Yes,  
8 I do read all your mail. Generally, I'm the one  
9 that writes the responses. So anything that you  
10 have, I'd be more than happy to answer, if I can.

11 FACILITATOR KERN: You made an  
12 announcement today, Colonel, regarding funding  
13 issues. You might want to talk about that.

14 LT.COL. EVANS: First off, just let  
15 me say, that I'm not the financial wizard in our  
16 office, I'm not the resource manager.

17 In general, what has happened at the DOD  
18 level, is that they are looking for bill payers in  
19 fiscal year 00. The Department of Defense has  
20 mandated a deferment from the Army's environmental  
21 restoration dollars for 00. I showed a chart this  
22 morning to the ITR and showed the funding streams,  
23 the requirements, versus the actual funding as they  
24 went a couple of years ago, on out through 01.  
25 Each year our actual requirements were greater than

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1 our actual funding, okay? Now 00 was one of those  
2 years that was high up, it was around, close to  
3 \$300 million a year. I know that our deferment  
4 amount -- and I say deferment -- from DOD for  
5 environmental restoration was, approximately,  
6 two-thirds of our account. So our money in 00 --  
7 and I don't know the exact figure, so don't quote  
8 me on that one -- is below 100 million. That's a  
9 considerable decrease, okay? And that difference,  
10 well over 250 million, is being deferred out to  
11 01.

12 Now for a personal opinion on that, and what  
13 I've seen on how our military programmers and  
14 bugeteers work, I wouldn't expect to see all that  
15 in 01. In other words, from a rational point of  
16 view, if we're not doing something in 00, usually  
17 that means that if we don't do something in 00,  
18 then we can't do something in 01. So that money  
19 will probably get pushed out, too. That's just the  
20 way the government kind of moves their money  
21 around.

22 What does it mean to you? Now the money that  
23 I'm talking about is the entire environmental  
24 program; the whole country. And it does have a  
25 considerable impact on how my boss will prioritize

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1 decision made within DOD, or is it based on  
2 Congressional statements and what is agreed on  
3 between Congress and the general DOD budget?  
4 LT.COL. EVANS: I don't know that  
5 answer. Generally, when something like that  
6 happens, you can usually assume that Congress has  
7 had some say in it. Obviously, doing significant  
8 things like that at the DOD level -- and each  
9 service has gotten cut that year -- let me say,  
10 that each service has been deferred for the 00  
11 fiscal year. Normally, for something like that to  
12 happen, you can generally bet that it's at a higher  
13 level than just DOD going out and capturing funds.  
14 Something caused them to need to do that. Again, I  
15 don't know if that's true or not, that's just from  
16 my experience.

17 MR. BERMAN: But your guess is this  
18 is not a pure internal DOD decision, but it has  
19 been dictated by Congress?

20 LT.COL. EVANS: My guess is it's not  
21 strictly an internal DOD decision. Whether it came  
22 from OMB, or it came from Congress, I don't know  
23 that answer. This all kind of happened over  
24 Christmas. I mean, I worked through the Christmas  
25 holidays, and I know that our resource manager was

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1 what he has left to fund. In a perspective point  
2 of view, the Presidio is probably the number two  
3 Army site as far as what we have expended in  
4 funds. It's second only to Fort Ord. And on  
5 comparison, the amount of acreage we're talking  
6 here, versus Fort Ord, we're talking explosive  
7 ordinance, and everything else. It's a kicker.

8 You know as RAB members, you all ought to go  
9 out and look at these other sites. Go take a look  
10 at some of these old depots that are being closed  
11 down. It's amazing what goes on here versus other  
12 places. I don't mean that in a bad way, but that's  
13 the view that you've got here. Maybe what you're  
14 talking about there, Mr. Bloom, about going out and  
15 seeing and talking to other RAB members, the  
16 pickings aren't always as good as they are here.  
17 And I'm not trying to down play what you will get  
18 or won't get, I just simply don't know. It's not  
19 my decision, it's somebody else's decision. It  
20 will have an affect on things.

21 Does that kind of cover it? I talked around  
22 it about as much as I could.

23 MR. BERMAN: I'm a little puzzled by  
24 whether this is an internal -- whether your tactful  
25 statement about moving the money out to 01 is a

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1 heavily involved in meetings through that week. He  
2 had to cancel some of his plans to attend some of  
3 these sessions, and this thing really just broke.  
4 I mean, the chart that I prepared on Friday for  
5 this Monday morning thing, it got kind of trashed  
6 from the weekend. That's why it wasn't so  
7 up-to-date. I mean, that's how quick it was. We  
8 just got wind of it. I mean, I just don't know.

9 MR. BERMAN: Your answer is, "I don't  
10 know." As a RAB member, with the upcoming RAB  
11 Caucus, it seems that it could influence some of  
12 the things that the National RAB community might  
13 say, as to whether these things are really being  
14 generated within DOD, or they are being generated  
15 within Congress. I think it affects the outlook  
16 that the National RAB might take on an extremely  
17 fundamental issue.

18 BOARDMEMBER BLOOM: We are right now  
19 in FY99, and the FY00 debate begins this year. My  
20 understanding was that these deferments were coming  
21 as part of the overall package that's going to be  
22 presented next month, as part of the budget; is  
23 that incorrect?

24 MR. BERMAN: You're saying that it is  
25 coming from Congress?

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1 BOARDMEMBER BLOOM: I'm saying it's  
2 coming from within the Department. Whether or not  
3 OMB played a role in it, I'm not quite sure. My  
4 understanding was that this was what DOD was going  
5 into the discussions with on the 00 funding request  
6 to Congress.

7 MR. BERMAN: So you're saying this is  
8 essentially internal DOD construction, with  
9 possibly a pass back from OMB?

10 BOARDMEMBER BLOOM: We have very  
11 limited information about this. The information  
12 that we have is that it originated within the  
13 agency and OMB. Agency-developed budget.

14 MR. BERMAN: All right. But it could  
15 have been influenced by OMB?

16 BOARDMEMBER BLOOM: Oh, yes.

17 LT.COL. EVANS: They are getting  
18 ready to close the President's budget within the  
19 next couple of weeks. This is the Department of  
20 Defense's submit to that. Generally, all I'm  
21 saying, is from my experience when something like  
22 that happens, usually it's predicated. There's  
23 normally something that causes that; they just  
24 don't come up with these big hits all on their  
25 own.

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1 states across the nation for the states to help  
2 expedite the services to get the jobs done here on  
3 remediation. It is not out there to help the  
4 services not meet any requirements. It is not out  
5 there to help the services cut any corners. But it  
6 is out there to help expedite. It is our position  
7 that we are trying, by doing that, to expedite the  
8 regulators to tell us what the requirements are,  
9 and whether or not our remediation alternatives  
10 meet the requirements, period.

11 From our point of view -- and I've talked to  
12 the regulators, personally -- from what we've seen  
13 or heard, we don't think that expediting is getting  
14 done, and that was our way of doing it. Now I have  
15 read the letters about this being a secretive  
16 process, and all that other thing. That is not the  
17 case. I think you'll see right here in the RAB  
18 meeting, your voices are being heard, information  
19 is getting out, briefings are getting said. It's  
20 not a question that we're going into the meetings  
21 and trying to hold secret sessions in which nothing  
22 will be captioned.

23 It's a forum where we're sitting down with  
24 the regulatory community, to tell us how to  
25 expedite the process, period. Now we think that's

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1 BOARDMEMBER CHEEVER: Are you from  
2 Fort Lewis, or from Washington D.C.?

3 LT.COL. EVANS: D.C.

4 BOARDMEMBER CHEEVER: And you  
5 supervise for the Army, or for all three military  
6 branches?

7 LT.COL. EVANS: For the Army.

8 BOARDMEMBER CHEEVER: I was wondering  
9 what the position of your office is on what's  
10 happening here locally? Where the current  
11 discussions about the Feasibility Study and the  
12 Remedial Action Plan for the Main Installation are  
13 being held between the Army and the regulatory  
14 agencies, but the Park Service and Trust and RAB,  
15 and members of the community are not included in  
16 the discussions right now? Does your national  
17 office have a position on that? I mean, do you  
18 support that? Did you suggest it?

19 LT.COL. EVANS: Yes, we do have a  
20 position, and we do support that. Now the  
21 background on that, and the intent from our point  
22 of view is, that we are the lead agency for  
23 remediation. Now again, our position on this.  
24 You hear about this DSMOA money out there  
25 getting kicked around. That money is paid to

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1 fair.

2 Now the regulators are also privy to all of  
3 this information. I see two of them in this room,  
4 at least, maybe three. So certainly, they know all  
5 your concerns. They know your stances. So in my  
6 opinion, they are not listening to us blindly,  
7 thinking that we are trying to jam an Army opinion  
8 down their throats without hearing your points of  
9 view; without getting your advice; without getting  
10 your recommendations.

11 My understanding, and again, that's why I  
12 came out here tonight, because I have been  
13 neglectful on not hearing this, and I'm taking  
14 hearsay in a lot of ways. From what I understand  
15 is that this can be a very opinionated crowd on all  
16 sides, and that, basically, a lot of walls are  
17 being run into and trying to be breached, and yet,  
18 nobody is gaining any ground. The opinions are all  
19 out there. The regulators have the information,  
20 the points of view, and we are here trying to  
21 expedite that process in so doing. Now that's our  
22 point of view from the BRAC Office.

23 Now if any time you truly believe that they  
24 are secret, and you're not getting the information,  
25 then by all means, speak up. But that is not the

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1 intent, nor do I think it is what is actually  
2 happening.

3 BOARDMEMBER WORK: I'm with the EPA,  
4 and EPA is already on record as not liking this  
5 process that was proposed by the Army.

6 LT.COL. EVANS: I heard that.

7 BOARDMEMBER WORK: I think EPA  
8 articulated their position pretty well in a letter  
9 of November 4.

10 I just wanted to respond to your statement  
11 that you were talking about the regulators know the  
12 concerns of those that are being excluded. And I  
13 just wanted to say that I don't feel like I can  
14 represent the views of the Reuse Authority and the  
15 RAB the way they could do it themselves. The Reuse  
16 Authority has technical experts that are being  
17 excluded from these technical meetings. And some  
18 of the technical experts have knowledge that goes  
19 beyond what I have of this base. So I just wanted  
20 to respond to that part of your statement.

21 LT.COL. EVANS: Noted.

22 BOARDMEMBER MCKLERDY: I welcome you  
23 coming out from Washington. We have one issue in  
24 the RAB that is deferred upstairs, frequently. And  
25 that is the issue of lead-based paint around

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1 anything wrong?

2 AUDIENCE MEMBER: That's correct.

3 LT.COL. EVANS: This thing has been  
4 coming out now for a half a year. At one point, I  
5 think we had some guidance, and then it was quickly  
6 pulled back. Also, like I said, when they come to  
7 an agreement, we would all like to see that,  
8 because it's difficult for us to work when we don't  
9 have the true guidelines, as well.

10 FACILITATOR KERN: Given, I guess,  
11 things you've heard about us, all the way back to  
12 Washington, D.C., what's been your impression,  
13 given your experience tonight? What's your  
14 impression?

15 LT.COL. EVANS: Don't get me wrong.  
16 I live in a community, too, all right? I think I  
17 live in a very nice community that's surrounded by  
18 a lake. I know that I can't do certain things,  
19 based on my neighborhood community protective  
20 agency, whatever it is they call themselves. And I  
21 like it that way. We even have a little internal  
22 security force, that will go out -- if I don't like  
23 the way a neighbor parked his boat in the garage,  
24 they'll go out and enforce it. People changing  
25 their oil in the driveway, okay? And I understand

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1 nonresidential buildings. And as a RAB member, I  
2 see one of my roles as just sitting here and seeing  
3 if these pass the smell test. And it just seems  
4 odd in a cleanup environment, where you have  
5 residential lead cleanup, and then the same  
6 concentrations can be at different locations that  
7 are not going to be addressed. Because it seems a  
8 disagreement at the higher echelons as to whether  
9 it comes under CERCLA, or whether it fits the  
10 boxes.

11 As a person who lives around here, and sees  
12 the cleanup process, it just stands out as an  
13 anomaly. And it's something that we have asked to  
14 see whether there can be some agreement higher up.  
15 I wondered if you've had any discussions there, or  
16 whether you'd be willing to go forward there and  
17 have some resolution with that one?

18 LT.COL. EVANS: I'm am not a  
19 technical wizard on this by any means, okay? I  
20 know that environmentally, our environmentalists  
21 are working at the DOD level with EPA to get a  
22 national guideline out. It goes beyond Region IX,  
23 okay? I realize Region IX has sort of taken the  
24 lead, but this is actually a national thing that  
25 we're trying to find out here. John, am I saying

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1 that. And I may have your same concerns if I was  
2 here.

3 The unfortunate thing is that my viewpoint is  
4 out here, and I'm seeing it across the board. In  
5 1993 -- and I told you this this morning -- I  
6 worked as an analyst for the Defense Commission,  
7 with Mr. Quarter, and all those other  
8 commissioners. And I was doing Army depots. And  
9 I'll tell you right now, the mind frame of those  
10 commissioners, and what they recommended in 1993,  
11 and what is happening today, I mean, were night and  
12 day. The issue of environmental was a wash.

13 For one thing, the Army thought we were going  
14 to be getting a lot of money for a lot of these  
15 sites, because developers were going to eat it up.  
16 A lot of cases here at the Presidio, if it had gone  
17 that way, developers would have bought this up --  
18 I'm only guessing now -- they probably would not  
19 have had the same concerns on the environmental  
20 issues, because they probably would have figured  
21 out a way to clean it up, better, faster, cheaper.

22 So what I'm saying is that in 1993, what it  
23 started out to be, is not what's now happening in  
24 1997, 1998, 1999. I'm not saying that's wrong, I'm  
25 just saying from my viewpoint.

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1 Now also from my viewpoint, before I came to  
2 this job, I was in the Egypt Command with a  
3 battalion. I had a very limited budget, \$250,000 a  
4 year, which is really a drop in the bucket compared  
5 to what's going into this place. My soldiers were  
6 living in dilapidated trailers. They had central  
7 bathrooms where they had to leave their trailers  
8 and had to go to another trailer to take a shower  
9 in the middle of the night to use the bathroom.

10 I'm not telling you this to whine. But what  
11 I'm saying is, the money that we're paying for  
12 defense, and the way that I saw my soldiers being  
13 taken care of, and when I come out here and I walk  
14 around this place -- and we're talking about  
15 hundreds of millions of dollars going into these  
16 things -- as an army officer, I've got concerns.

17 Now again, right or wrong, you are asking me  
18 my opinion, you know. I see it from a totally  
19 different viewpoint than you do. Your sons and  
20 daughters, your brothers and sisters are serving in  
21 the military. We're having trouble getting them  
22 the proper training dollars, the operational  
23 dollars. The quality-of-life dollars. And this  
24 really is a money issue, and how far do we go, and  
25 when is enough, enough?

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1 regarding to how we spend our defense dollars. The  
2 assets we acquire, the kinds of weapons we look at,  
3 and the way our forces are structured. And DOD  
4 through the IG, has talked about this time and time  
5 and time again. Yet, the reforms, internally, seem  
6 to be very slow in coming.

7 We acquired two percent more domestic real  
8 estate than we lost to the base closures over of  
9 the same period of time. The argument is that we  
10 need this extra property to replace the property  
11 that we're closing overseas, and that would be  
12 reforming our assets so they more reasonably look  
13 at the kinds of strategic situations we're going to  
14 be looking at overseas.

15 But the fact of the matter is, we are still  
16 above de-cold war in domestic real estate assets,  
17 and you're acquiring more property as it goes  
18 along. DOD has to match these properties. You  
19 have to pick for that match, and we have to make  
20 our choices. The choices you say -- no offense to  
21 you, sir -- are that you look at the way you have  
22 to protect the quality of life of the service  
23 persons, and I agree with you.

24 But the choices between cleaning up our  
25 community and getting these properties back in the

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1 I mean, you gave me the soapbox, and I have  
2 saved it for a year. So like I said, my viewpoint  
3 on this is very, very different than you all. And  
4 again, it's not right or wrong, it's my viewpoint  
5 from what I've seen.

6 BOARDMEMBER BLOOM: Well, I don't  
7 think your viewpoint is all that different than the  
8 majority of us. I think what happens is that we  
9 all get into a priority debate. I think from our  
10 perspective, the issue shouldn't be whether or not  
11 there's a decent house to live in, a decent place  
12 to wash. In 1988 the Examiner did a series on the  
13 way people lived out here in this installation, and  
14 it wasn't a pretty picture. I walked these sites  
15 and watched where people lived, service persons. I  
16 got real POed, because I saw the way we were  
17 treating our soldiers; and again, our brothers, our  
18 sisters our relatives.

19 These are the same people that are exposed to  
20 all the problems that currently exists on all the  
21 actives that are even lower on the priority lists  
22 than the BRAC sites are.

23 So this is a big problem. But it's an  
24 internal problem. It's an internal problem  
25 regarding priority. It's an internal problem

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1 kind of shape they ought to be, versus the quality  
2 of life for actives, I think that's a false  
3 paradigm. I think the paradigm is looking at our  
4 defense dollars and spending them more  
5 appropriately, and taking care of our service  
6 persons.

7 It's outrageous that it took so long to deal  
8 with issues that the Defense Department knew about  
9 before we began the Gulf War, with regards to the  
10 Gulf War syndrome.

11 There are a wide variety of ways that DOD  
12 needs to reform itself and take off the blinders  
13 from its own institutional interests. A lot of  
14 these issues have not helped with cleanup. I don't  
15 think this is a problem. I've been to the defense  
16 sites. I have been to the ammunition depots. I  
17 don't mean only here, just in the United States. I  
18 mean in England, and the Philippines, and other  
19 places. I've seen all of those sites, and I know  
20 what kind of site this is.

21 I still won't give an inch on letting this  
22 community get cleaned up, on getting this site  
23 cleaned up. Because it is our responsibility, as  
24 Americans, to return our communities back to a  
25 healthy and safe environment. I don't want your

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1 kids, or anybody else's kids in this room growing  
2 up in a contaminated environment, and I don't want  
3 soldiers living in a contaminated environment,  
4 because we ask enough of our service persons. But  
5 we ask enough of our communities, as well.

6 I think it's an unfair paradigm for us to put  
7 each other at different sides of this issue,  
8 because ultimately, it's the same side. We have to  
9 look at these issues. We have to look at these  
10 things together, and come up with more and better  
11 solutions. I don't think we need a 15 carat. I  
12 don't think we need a "follow" on the sequel. And  
13 I certainly don't believe in the F-22. And you can  
14 take these dollars, and you can take the 100  
15 billion that the President is talking about over  
16 the next 10 years -- which was programmed in 10  
17 years ago -- and spend that money more wisely, for  
18 the benefit of your soldiers, to make them more  
19 effective, healthier, better protected, and our  
20 communities, as well, and still have dollars left  
21 over to do the rest of the job.

22 Finally, in 1993, I participated in that  
23 process, as well. The problem there was DOD was  
24 not including within the package it was bringing  
25 before the commission, the cost of cleanup adjusted

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1 BOARDMEMBER HANDEL: You're wrong.  
2 The contract is in place to complete the FS. The  
3 dollars are in place. If I were to terminate, I  
4 would lose all the dollars, regardless.

5 LT.COL. EVANS: First, off, okay, I'm  
6 in charge of the Army negotiations, so I'm well  
7 aware of what's going on with negotiations.

8 Second off, the ITR that's taking place this  
9 week is really in line with the Feasibility Study.  
10 Now when we did our Memorandum of Agreement to  
11 enter into a negotiation, back in last March, we in  
12 fact, agreed before that, that the Feasibility  
13 Study process would continue along the lines. That  
14 has never changed. Now if it has been delayed for  
15 one reason or other -- and I'm not going to get  
16 into all of that -- but it has nothing to do with  
17 the negotiation on the delays. I can tell you  
18 that, unequivocally.

19 BOARDMEMBER BLOOM: I'm glad to hear  
20 that.

21 FACILITATOR KERN: We are at our  
22 ending hour. I'd like to thank Colonel Evans for  
23 taking the hotseat and fielding some questions.  
24 You're welcome back at any time.

25 LT.COL. EVANS: Let me just say, I

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1 for the exhilaration of the Cleanup Program. DOD  
2 never took that into account, and those costs  
3 expected to pay out in 20 years, had to be paid out  
4 over six. It was an unrealistic experiment to  
5 begin with, and I think we're all paying the price  
6 for that right now.

7 So I take what you're saying seriously. But  
8 I think we shouldn't look at what each other and  
9 say, "We have a different agenda." We have the  
10 same agenda.

11 LT.COL. EVANS: I never once said I  
12 had a different agenda, okay? I said, "A different  
13 viewpoint."

14 Now our agenda, you're right, is the same.  
15 The Army's agenda here is to meet its obligations,  
16 to meet its responsibilities. And its  
17 responsibility is to return this to a suitable  
18 environmental, human health, safe place.

19 BOARDMEMBER BLOOM: So I'm wrong  
20 then, in my cynical analysis, when I believe the  
21 Feasibility Study is going to be delayed until we  
22 get a cash-out agreement between the Presidio Trust  
23 and the Army, so the Army doesn't have to spend the  
24 full budget on the Feasibility Study for this  
25 facility?

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1 I don't mind that. I don't mind taking a  
2 browbeating, occasionally. If anybody does have  
3 any other comments, I'll be out here all week.

4 BOARDMEMBER YOUNGKIN: There is one  
5 thing. This is Romy's last RAB meeting, I  
6 believe.

7 BOARDMEMBER FUENTES: I enjoyed  
8 working with everyone here. This is such a vocal  
9 community. Maybe we'll see each other in the  
10 future. It's just going to be a different project,  
11 but it's going to be the same people, so I'll  
12 probably see you in the future.

13 FACILITATOR KERN: Thank for your  
14 participation. Meeting adjourned.

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## 1 REPORTER'S CERTIFICATE

2  
3

4 I, Elizabeth Valstad, do hereby certify that  
5 the foregoing is a true and correct statement of  
6 the testimony and proceedings had in the  
7 within-entitled matter and that the same is a full,  
8 true and correct transcription of the shorthand  
9 notes as taken by me in said matter.

10  
11

12 Dated: At San Francisco, California this  
13 \_\_\_\_\_ day of \_\_\_\_\_, 1999

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Elizabeth Valstad

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THE RESTORATION ADVISORY BOARD MEETING

TUESDAY, FEBRUARY 9TH, 1999

HELD AT

THE GOLDEN GATE CLUB

135 FISHER LOOP

SAN FRANCISCO, CALIFORNIA

7:00 P.M.

CERTIFIED COPY

REPORTER'S TRANSCRIPT OF PROCEEDINGS

BY: ELIZABETH VALSTAD

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FACILITATOR KERN: Good evening,

everyone. This is the regularly scheduled meeting of the Presidio Restoration Advisory Board. I'd like to welcome you, and thank you for coming out on this cold and wet evening.

In April of this year, 1999, it will be the fifth anniversary of these meetings, so I just thought I'd check in with people and ask, is there anyone here at this meeting for their very first time? Just curious. Okay. Everyone have an agenda? Any changes? Additions? Any Announcements? Old Business? Committee Reports? Okay, Mark.

BOARDMEMBER YOUNGKIN: Our committee meeting was on January 25th. We had an update on the Chromium Sampling Plan, in other words, the plan to put wells into samples for chromium naturally occurring in groundwater. We had an update on the Independent Technical Review, and that was mostly by Doug. We had a brief discussion on the status of cash-out negotiations. That's about it.

Our next meeting is in February, on the 23rd. And we've been having them at the Presidio Trust Building, and I think we'll continue doing

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RESTORATION ADVISORY BOARDMEMBERS:

(COMMUNITY AND TECHNICAL)

ROBERTA BLANK

ED CALLANAN

JULIA CHEEVER

JOAN GIRARDOT

BRUCE HANDEL

ROGER HENDERSON

JULIAN HULTGREN

DOUG KERN

ANDREW LOLLI

SCOTT MILLER

PETER O'HARA

SHARRON REACHKOF

RAVI SUBRAMANIAN

DAVID WILKINS

JOANNE CHOW-WINSHIP

MICHAEL WORK

ANDREW YOUNG

MARK YOUNGKIN

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4

1 that.

FACILITATOR KERN: Any questions for Mark? Item No. 5.A. That would be for Saul. So with everyone's permission, perhaps we could postpone that. Generally, he has other meetings on Tuesday nights, and he tries to get to both. Item 5.B., RAB Participation and Technical Meetings.

BOARDMEMBER WILKINS: Essentially, what we talked about at the RPM meeting, and you'll hear this from Martin Steinpress, from Montgomery/Watson, he's going to give you the monthly update on the FS progress.

The Army was able to get a list of some of the outstanding issues from DTSC that came out of the Army meeting that had occurred over the month of December. We were able to consolidate that with the items we felt were outstanding. He's going to described those to you in his part.

We identified three significant times that we need to have meetings to discuss issues related to the Feasibility Study progress. The first one of those, we identified a date of March 2nd, with a follow-up meeting on March 9th, to discuss those outstanding technical issues.

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1 If you weren't aware, the Army has recently,  
2 sent out a memorandum to all the BCT members  
3 inviting them to participant in the those meetings,  
4 because there were a series of meetings where a lot  
5 of the issues related to reuse, and things of that  
6 nature.

7 Subsequently, during today's discussion, we  
8 also invited RAB community members that have the  
9 time to participate, to participant in those  
10 meetings. So the next technical meeting that  
11 relates to Feasibility Study issues will be on  
12 Tuesday, March 2nd, at 9:30 a.m., at the  
13 Montgomery/Watson trailer conference room. And  
14 then we will have a follow-up meeting to discuss  
15 any continuing issues at the Tuesday, March 9th,  
16 normal RPM meeting, but that will primarily be  
17 focused on any carry-over issues from that March  
18 2nd meeting. So anyone who would like to  
19 participant, you're welcome. And in terms of  
20 what's going to be discussed at these meetings,  
21 you'll hear that in a moment from Martin.

22 FACILITATOR KERN: Thanks, David. I  
23 guess we're ready for Martin.

24 MR. STEINPRESS: I'm going to give  
25 you the monthly update on the Feasibility Study and

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1 health risk scenarios and the assumptions behind  
2 those.

3 Number two, background concentrations of  
4 metals in fill, and that includes chert and any  
5 groundwater, so that's a big issue that we're  
6 working on right now.

7 Number three, ambient concentrations of PAHs  
8 in urban soils.

9 Number four, the ecological RAOs, (remedial  
10 action objectives) which are based on the RI  
11 baseline risk assessment, and how those will be  
12 addressed and a possible need to readdress those.

13 Another additional issue is the groundwater  
14 classification at several sites, including the  
15 potential or beneficial use as drinking water.  
16 Also, the point of compliance for groundwater at  
17 several sites in terms of ecological receptors and  
18 where that point of compliance would be.  
19 Additionally, the depth to which the data will be  
20 used to screen against the remedial action  
21 objectives or cleanup goals in terms of  
22 establishing COCs.

23 And then the last is the state and federal  
24 ARARs for landfills in particular, and what role  
25 will be necessary in order to address those ARARs.

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1 the progress, and what's been going on during the  
2 last month, and where we're going from here.

3 The Trust and the Park Service, as you heard,  
4 any RAB members that would like to attend are  
5 welcome to come to the technical meetings that were  
6 scheduled today. The next one would be on March  
7 2nd, and that meeting will be to address the  
8 outstanding technical issues that have been  
9 identified in the meetings between the Army and the  
10 regulatory agencies to reach a consensus so we can  
11 proceed with revising the FS.

12 At this point we envision, basically, three  
13 meetings. The first of these, outstanding  
14 technical issues. The second, on the  
15 responsiveness summary, that is the responsiveness  
16 summary for the 1997 Feasibility Study. And then a  
17 third on the actual recommended remedial  
18 alternatives at the individual sites. And then I  
19 just wanted to briefly go over the most significant  
20 outstanding issues on the FS that we'll be  
21 addressing, and some other points, as well as the  
22 major ones, I think.

23 First of all, the interpretation of the  
24 General Management Plan and the Trust land reuse  
25 scenarios. What those mean in terms of the human

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1 The efforts in the last month have been  
2 focused on the technical meetings to date, and the  
3 Independent Technical Review that occurred last  
4 month. Again, there's been a delay, obviously, to  
5 revising the FS, and we need to resolve these  
6 outstanding technical issues so we can go ahead and  
7 revise it and finish it up. So that's pretty much  
8 where we are right now.

9 BOARDMEMBER CHEEVER: Well, I have a  
10 question about the depth of soil samples. I  
11 remember that in the current FS that samples  
12 weren't used below six inches below the ground for  
13 some measurements, and then three feet below other  
14 ones. Does this mean that you're thinking of going  
15 and using samples that were taken, but not used in  
16 the previous FS deeper than those two levels?

17 MR. STEINPRESS: That has been  
18 suggested, and that is one issue that needs to be  
19 resolved.

20 BOARDMEMBER CHEEVER: So I guess some  
21 parties in this conversation support that, and  
22 others don't?

23 MR. STEINPRESS: Right.

24 FACILITATOR KERN: Thanks, Martin. I  
25 would encourage anyone who is interested, and who

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1 hasn't had the pleasure of attending these  
2 technical meetings, give it a shot at coming to  
3 those meetings. And I'm sure I will participant,  
4 at least, be a fly on the wall. And other folks  
5 who have not attended these meetings in the past  
6 can come. And I can tell you about it, or tell you  
7 where the meetings are going to be held. Any  
8 questions on that whole process?

9 BOARDMEMBER SUBRAMANIAN: When is  
10 that meeting going to be held again?

11 BOARDMEMBER WILKINS: March 2nd, 9:30  
12 a.m.

13 FACILITATOR KERN: We're moving along  
14 here tonight on this agenda. Item No. 6. I think  
15 I might add to the bottom of the Status Reports,  
16 something that came up. We've been checking around  
17 the seeps and the springs, and we might have  
18 something we can talk about or let people know, so  
19 I'll stick that at the end.

20 BOARDMEMBER WILKINS: One of the  
21 things that kind of fell off the radar screen here  
22 was the Petroleum Program. So a lot of the items  
23 in the monthly reports, under Item 6.A., that  
24 relate to the Petroleum Program are going to be  
25 talked about in that program overview that John

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1 process of that, then you could look at doing a  
2 mini-CAP, and then that ultimately rolls it down to  
3 remedial action.

4 Now if there's groundwater impact, then you  
5 have to do a site-specific CAP, go through the  
6 whole evaluation of alternatives and objectives to  
7 come up with your remedial action.

8 Now in the past, there were a number of tanks  
9 that were removed before the SCRs were established,  
10 so in some cases we could go straight from site  
11 investigation all the way down to the no further  
12 action mini-CAP. And there's a number of tanks  
13 that I'll mention tonight that meet that category.

14 This graphic shows the summary of the tanks,  
15 looking at whether they've been removed or not.  
16 And this graphic represents about 245 tanks that  
17 have been identified that exist currently at the  
18 Presidio. So at this time, 91 percent of the tanks  
19 have been removed, and I divided that up into the  
20 number of the percentages of tanks that have been  
21 removed year by year, with the exception of the  
22 tanks that were removed before 1993.

23 You can see most of the tanks were removed in  
24 three large projects. The first one was in 1993,  
25 and then the last two were in 1996. At this time,

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1 Porcella, from Montgomery/Watson, is going to do.  
2 And then anything that's left over will be covered  
3 by Bruce. So John, if you're ready, please, come  
4 up and show us what you've got.

5 MR. PORCELLA: Tonight I'll give a  
6 brief overview on the Petroleum Program, where we  
7 are to date, and some of the progress that has been  
8 made on that.

9 Before I get started on some of the elements,  
10 I thought I'd run through the process that we go  
11 through to close a site, and I'll try and go  
12 through it the way it's supposed to work. We've  
13 had a number of differences based on what that  
14 normal process would be.

15 The process begins when the tank is removed,  
16 and then the contractor submits a closure report to  
17 the City and County of San Francisco. At that  
18 time, if the site has been cleaned up, or if there  
19 is no evidence of a release, then the City will  
20 issue a notice of completion which says that no  
21 further action is required, and that would be up  
22 here on the right, and then the process would be  
23 over. If there is a significant release that is  
24 above the SCRs, then you would go to the site  
25 investigation phase, and as you go through the

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1 based on information we have, there are nine  
2 percent, or approximately, 24 tanks remaining. And  
3 those 24 tanks are being put together into a  
4 project where they will be removed. And we hope to  
5 remove them in the spring. Now we are still doing  
6 investigation on other potential tanks, so this  
7 number may increase somewhat, but that's not too  
8 far off.

9 Turning to the mini-CAPs, we broke the  
10 mini-CAPs into different rounds. That's sort of an  
11 unfortunate legacy term that we've adopted, but we  
12 picked the rounds to separate tanks that had been  
13 removed, and it was primarily based on the timing  
14 that they would be ready to go through the mini-CAP  
15 process.

16 The Round 1 mini-CAP represents a group of  
17 tanks that were removed in 1993. They were all  
18 outdoor tanks. They were subdivided into three  
19 groups, and the subdivision was based on what was  
20 the recommended action for the tanks.

21 Group 1 represented a number of tanks, most  
22 of which required further action at the site, and  
23 if there was contaminated soil left behind after  
24 the tanks were pulled. And then there were two  
25 other ones that were with the Group 1 site that

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1 required no further action. The Group 1 mini-CAP  
2 in Round 1 went final in June.

3 The Group 2 represents -- let me back up a  
4 step before I talk about Group 2. All of these  
5 tanks were removed before the SCRs were  
6 established, so the full analytical method in  
7 cleanup levels that we see now were not applied at  
8 that time.

9 So for the Group 2 sites, all of them had  
10 been cleaned up to levels that meet the SCRs, but  
11 we do not have any PAH analysis, so we made a  
12 recommendation to the Regional Board about how to  
13 proceed with those. We believe those will be able  
14 to go to a no further action mini-CAP and be  
15 closed.

16 Group 3, there's a number of sites which need  
17 additional investigation. Once that investigation  
18 is completed, then we can go ahead and finish those  
19 off.

20 The Round 2 mini-CAPS represent tanks that  
21 were located in site-historical buildings, and most  
22 of these would have been 1996. The first group,  
23 Group 1, represents no further action mini-CAPS,  
24 and those have gone final as of August of this  
25 year. There are about 16 tanks remaining along the

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1 ones that have not been included in any scopes of  
2 work. There are 31 of these and we expect all of  
3 these to be no further action sites, and we hope to  
4 get the draft out by May of this year.

5 Turning to the FDS. As of this date about  
6 56,000 feet of pipeline has been removed from the  
7 Presidio, and this includes both the Main  
8 Installation portion and the Crissy Field portion,  
9 which includes gasoline and diesel lines. At this  
10 time, we're preparing the reports for the removal  
11 of the Crissy Field and Main Installation FDS, as  
12 well as the investigation along the previously  
13 removed section, there's a section of about 11,000  
14 feet that was removed earlier. And this graph here  
15 represents the portions that were removed in 1995  
16 and 1996, which is about 80 percent, or about  
17 45,000 feet, and then the 11,000 feet that was  
18 previously removed by the Army. We have done the  
19 investigation and we're complying the results into  
20 a report and that should come out in the spring.

21 Now of the 56,000 feet of pipe that has been  
22 removed, there is contamination remaining at about  
23 12 sites, so that's not very much considering the  
24 large length of pipeline here.

25 BOARDMEMBER HANDEL: John, can you

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1 parade ground that have contaminates that exceed  
2 the SCR levels, and those would need further  
3 investigation before the mini-CAPS are completed.

4 There are two other groups. There are a  
5 group of tanks that after they were pulled, the  
6 City and County issued notices of completion on  
7 those sites, and the contamination was below the  
8 SCRs, and those sites are no further action.

9 There's also a group of about eight tanks where  
10 there was no evidence of any release, so a majority  
11 of these tanks will not require any further work.

12 BOARDMEMBER LOLLI: Excuse me. You  
13 speak of "no further action."

14 MR. PORCELLA: Yes.

15 BOARDMEMBER LOLLI: Why?

16 MR. PORCELLA: The contamination at  
17 the site is below the SCRs levels, and so there is  
18 no threat to human health.

19 BOARDMEMBER LOLLI: In other words,  
20 you're satisfied with that movement?

21 MR. PORCELLA: Yes, that's right.

22 The Round 3 mini-CAPS represent  
23 unsubstantiated tanks that were removed in 1996, as  
24 well as some of the other outdoor tanks that were  
25 removed in 1993. And this includes some of the

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1 identify the year when the previous removed  
2 sections were done?

3 MR. LITTLE: That was, approximately,  
4 in the 1930s and 1940s.

5 MR. PORCELLA: Most of that section  
6 was located along the western ridge that runs above  
7 Baker Beach.

8 The only other petroleum related activity is  
9 the work that will be going on at the Commissary  
10 area. This is a POL site. The workplan has been  
11 issued for that and completed, and right now we're  
12 waiting implementation for work at that site.

13 FACILITATOR KERN: John, could  
14 mention what POL stands for?

15 MR. PORCELLA: POL is petroleum, oil  
16 and lubricants, and it's usually a storage area of  
17 some kind.

18 And then the last thing there is the  
19 corrective action plans. The first one, the  
20 Building 637 area, I made the presentation here  
21 last month, and we're trying to finalize that and  
22 get that out this month.

23 Building 1349 is awaiting additional site  
24 investigation, and until that time very little work  
25 has been done.

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1 Building 1065, the responses to comments are  
2 being prepared and the document is being finalized  
3 this spring.

4 Building 207/231, we're working on getting  
5 the draft together and getting it to the Corps in  
6 early March. After the comments are incorporated,  
7 it will be issued for public review. That's all I  
8 have. Are there any other questions?

9 BOARDMEMBER CHEEVER: I had a couple  
10 of questions about the pipeline. When you say  
11 there's 12 sites where there's contamination, does  
12 that mean places where pipe has been removed? What  
13 do you mean there are 12 places that are left to  
14 worry about?

15 MR. STEINPRESS: There is  
16 contamination remaining in the soil where the  
17 pipeline was removed. In some cases it's located  
18 near a building, and it was difficult to get the  
19 heavy equipment in there to excavate it. There was  
20 some concern about the structure integrity.  
21 There's actually one site along a previously  
22 removed section where there's contamination that  
23 exceeded the SCRs. That's sort of the situation  
24 that we face.

25 BOARDMEMBER CHEEVER: And my other

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1 BOARDMEMBER CHEEVER: As I say, I  
2 think it's a very impressive task to complete it.

3 BOARDMEMBER MILLER: What sort of  
4 investigation was done for the pipeline that was  
5 removed in the 1930s and 1940s?

6 MR. PORCELLA: Samples were collected  
7 on, I believe, 100-foot spacings just a few feet  
8 below ground surface.

9 BOARDMEMBER GIRARDOT: What was the  
10 cost of the program? The cost of the tank removal,  
11 the total cost, and the fuel distribution cost?

12 BOARDMEMBER HANDEL: The entire  
13 Petroleum Program, I don't have that figure. I can  
14 tell you the 45,000 feet of FDS removed was about  
15 \$5-to-6 million, over five, under six. I don't  
16 have a definite figure on the other tank removal  
17 projects, so I don't really want to give a number.

18 BOARDMEMBER WILKINS: I would say,  
19 roughly, 60 to 65 percent of all the dollars spent  
20 at the Presidio have been spent on the Petroleum  
21 Program issues. That's either tank removals,  
22 pipeline removals, associated investigation to  
23 removing tanks, to removed pipeline, and prepare  
24 all the reports, to dispose of petroleum  
25 contaminated soil, either by processing it through

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1 question. I think at one point there was a  
2 statistic of 56,000. Do you know the breakdown  
3 between Crissy Field and the Main Installation of  
4 that 56,000?

5 MR. STEINPRESS: I don't.

6 BOARDMEMBER HANDEL: I don't know off  
7 hand. I can tell you the 26,000, 27,000-foot  
8 figure, that was what we anticipated removing when  
9 we began the fuel distribution removal project. As  
10 we went through the removal process we encountered  
11 additional lengths of pipeline through the year,  
12 and that number increased to 45,000 feet. Now that  
13 also includes the pieces we removed along Crissy  
14 Field, and I'm going to guess -- this may not be  
15 accurate -- it's, probably, 3,000 or 4,000 feet.

16 BOARDMEMBER CHEEVER: Was that  
17 unexpected line all over different places?

18 BOARDMEMBER HANDEL: Yes. In some  
19 areas there were two lines adjacent to each other.  
20 Pieces that we didn't understand existed, but then  
21 when you're there digging, removing the line,  
22 digging outward, perhaps to dig up some  
23 contaminated soil, you encounter another piece and  
24 you continue on with it. So it's quite  
25 surprising.

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1 the low-temperature thermal absorption system, or  
2 normal transportation and disposal off post, that  
3 type of thing. The bulk of the dollars that have  
4 been spent at the Presidio have been spent on the  
5 Petroleum Program, and that's, roughly, 60 to 65  
6 percent.

7 BOARDMEMBER GIRARDOT: So the fuel  
8 distribution system was somewhere between five and  
9 six million?

10 BOARDMEMBER HANDEL: That's just the  
11 removal.

12 BOARDMEMBER GIRARDOT: Yes, but the  
13 tank removal must be an enormous --

14 BOARDMEMBER WILKINS: Well, you have  
15 245 tanks that he's identified. So, yes, that's a  
16 lot of money.

17 BOARDMEMBER HANDEL: There's more  
18 than what went into the FDS removal. The number I  
19 quoted you was just to remove the tanks.  
20 Montgomery/Watson did an investigation, workplan  
21 for the investigation to identify, to do the  
22 geophysics, to map it out, develop plans, specs for  
23 the abatement for the removal contractor.

24 BOARDMEMBER HENDERSON: And also, to  
25 clean up, too, the draining.

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1 BOARDMEMBER HANDEL: So that was just  
2 -- throw a number out, a couple of million  
3 dollars.

4 BOARDMEMBER GIRARDOT: Okay. I have  
5 two other short questions. Do you have a map,  
6 comprehensive map, of the fuel distribution system  
7 where you took all this stuff out, that's available  
8 to us?

9 BOARDMEMBER HANDEL: We're developing  
10 a report for that entire process.

11 BOARDMEMBER GIRARDOT: And the last  
12 question. Can you explain the jurisdiction of the  
13 City and County of San Francisco on this process?  
14 The report has to be submitted to them and they  
15 have to give a notice of completion. Being federal  
16 property, what is the interface there?

17 BOARDMEMBER WILKINS: On the UST  
18 Program, the regulatory authority has been  
19 delegated to the local level. That means, the City  
20 and County of San Francisco has regulatory  
21 authority for oversight of tank removal. So when  
22 we remove a tank, there was somebody from the  
23 Department of Public Health from the City and  
24 County of San Francisco who -- I mean, a lot of  
25 times was physically standing right there when we

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1 further action, because everything was done. But  
2 if there was residual contamination after the tank  
3 is pulled, and we dig out a little bit of soil  
4 around the tank, then that's when the Water Board  
5 has the authority, at that point.

6 BOARDMEMBER HENDERSON: And that's  
7 the standard protocol throughout all closing bases,  
8 any base. And the reason is, since the government  
9 doesn't pay taxes, we don't pay any taxes on the  
10 tanks, so the City and County can close a site even  
11 if there is soil there that was left behind. But  
12 on a federal site, they can't, because we don't pay  
13 them enough, and the only reason they are here is  
14 that we pay for permits and that funds that  
15 inspector to come out, but anything beyond that  
16 they are not funded for. They then give it to the  
17 local Water Board, and they actually oversee  
18 closure. Even as much as the county would like to  
19 close sites for us, they don't have any money.

20 BOARDMEMBER MILLER: Of the 56,000,  
21 or whatever, 45,000 linear feet, what happens to  
22 the pipeline, itself, its disposition?

23 BOARDMEMBER HANDEL: It's recycled,  
24 it's steel.

25 BOARDMEMBER HENDERSON: First of all,

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1 removed the tank. And our consultant would prepare  
2 the report, the tank removal report, that says we  
3 took out the tank, we took out X number of yards of  
4 soil around the tank, here is the analytical data  
5 that says what our confirmation sampling was. When  
6 they review that, they'll say, "Based on the  
7 evidence here, you don't have to do any further  
8 action at this site." So then the tanks are  
9 removed and the site is closed.

10 On the other hand, you might have a situation  
11 where the tanks are removed, we excavate the soil  
12 around the tank, we take confirmation samples, and  
13 we have not achieved cleanup levels that are in the  
14 SCRs, for example. In that case, the City and  
15 County of San Francisco would say, "Well, the tanks  
16 are removed but the site still requires further  
17 investigation." So then we have to do a further  
18 investigation to either remove that additional  
19 contaminated soil, or figure out what the problem  
20 is and take the appropriate action.

21 BOARDMEMBER HENDERSON: And then this  
22 site is then given to the Water Board, because the  
23 City can't close a soil site.

24 BOARDMEMBER WILKINS: Right. If it's  
25 a no further action, then the City can say it's no

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1 it's drained prior to coming out. We pulled it  
2 out, drained it, triple rinsed it so it's clean.  
3 Then it's all gathered together, taken off to scrap  
4 dealers. I don't know how much scrap value was in  
5 there, I don't think a lot. Some of it was in bad  
6 shape, some was in good shape. It is all taken  
7 off.

8 I also want to get back to your question  
9 about how we did the sampling on the sections that  
10 had been taken out in the 1930s and 1940s. The  
11 reason for the shallow sampling was most of that  
12 pipeline was actually not underground, it was on  
13 piers that ran down from Building 1349, down to the  
14 old water treatment plant, and then from 1349 also  
15 north. A lot of that you could see where the old  
16 piers were, and that's why we were doing mostly  
17 surface and shallow sampling. Most of the lines  
18 were anywhere from two-to-three-feet deep, but  
19 mostly, it was very shallow.

20 BOARDMEMBER LOLLI: I'd like to know,  
21 what is the difference between groundwater  
22 classification and clear water? The reason that  
23 I'm asking, you indicated two percent of drinking  
24 water would not be clear. I thought for drinking  
25 water it had to be 100 percent clear.

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1 FACILITATOR KERN: Are you referring  
2 to one of his slides?

3 BOARDMEMBER LOLLI: I just want to be  
4 sure that the drinking water here is clear.

5 BOARDMEMBER WILKINS: The issues that  
6 were presented earlier, by Mark Steinpress, from  
7 Montgomery/Watson, have to do with groundwater  
8 throughout other areas of the Presidio besides the  
9 Lobos Creek area where the Presidio water treatment  
10 plant that serves as a source of water for the  
11 water treatment plant. So all the water that is  
12 currently generated on the Presidio -- please, you  
13 can correct me if I'm wrong, Sharron -- is now  
14 being produced by the Presidio water treatment  
15 plant, whose source is the Lobos Creek, which is,  
16 of course, surface water. The issues that face the  
17 Army, BCT, and the RAB community members, as  
18 related to the Feasibility Study, are groundwater  
19 resources elsewhere in the Presidio. And the  
20 primary issue with those are the metals that have  
21 been detected in the groundwater. And there's a  
22 technical determination that needs to be made as to  
23 whether the metals in the groundwater throughout  
24 the Presidio are naturally occurring or whether  
25 they are the result of a release to the environment

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1 was right there at Lobos Creek. But those wells  
2 were drinking water production wells that were very  
3 deep, well over 100-feet deep. They had been used  
4 since the turn of the century, and hadn't produced  
5 very much water, only 10 or 15 percent. Plus, all  
6 that water went through the water treatment plant,  
7 so I can assure you, that all the water that you  
8 consumed while you were stationed here at the  
9 Presidio -- well, look at yourself, you are in good  
10 shape. You have nothing to worry about.

11 FACILITATOR KERN: Anything else for  
12 John? Thanks, John. Continuing on. The Status  
13 Reports.

14 BOARDMEMBER HANDEL: For Crissy Field  
15 remediation, we are down to one site requiring  
16 additional remediation, soil excavation. That's  
17 the Building 950 site. I've been told that we're  
18 down to, approximately, 4-to-500 tons left to  
19 remove. The anticipated schedule on that removal  
20 is completion of excavation on the 15th, with an  
21 interim data summary to the Corps on the 1st of  
22 March, probably two weeks later. That would be  
23 available to DTSC and other stakeholders. We also  
24 have two remaining interim data summaries, one for  
25 Building 937, the other for Buildings 923 through

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1 from some past Army activity. And so what the Army  
2 has recently engaged upon is an investigation of  
3 these groundwater areas to make that  
4 determination.

5 The primary concern is for the constituent  
6 called hexavalent chromium. I think in going  
7 through the process of making that determination,  
8 it's also going to help us make a determination  
9 about the other metals that could be present in the  
10 groundwater. And then, of course, the answer to  
11 that is, to assist in making that evaluation on the  
12 use of that groundwater for their own future  
13 requirements.

14 BOARDMEMBER LOLLI: We're not saying  
15 that the water we drank while we were stationed  
16 here was not clean, are we?

17 BOARDMEMBER WILKINS: No, absolutely,  
18 no. Because that water was drawn from an area on  
19 the Presidio where there wasn't any of these types  
20 of detections. During the Army's ownership of the  
21 water treatment plant, and operation of the water  
22 treatment plant, approximately 85 to 90 percent of  
23 the water came from the Lobos Creek surface water  
24 source, and approximately 10 to 15 percent came  
25 from a well field, a groundwater well field, that

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1 927. They are due to the Corps on the 11th and the  
2 16th of this month, so they're probably two or  
3 three weeks later, so they'll be available for the  
4 general public and DTSC.

5 For the Nike facility, we completed our  
6 hydraulic fluid and liquid removal, as well as the  
7 cleaning out of any asbestos or peeling, chipping  
8 lead-based paint from those magazines. We finished  
9 that activity, approximately, a week ago. We're  
10 hoping to get that report finalized for DTSC and  
11 public availability in late March.

12 The fuel distribution system, I think John  
13 gave a good summary of that. I can say that the  
14 closure report is currently being developed. It's  
15 probably 80 percent complete. We're seeing some  
16 preliminary sections from our contractor, and  
17 reviewing those, and the bulk of that was looked at  
18 today, what was available. I don't have a date  
19 with me, I would estimate, probably, two months  
20 before that will be out for completion. The middle  
21 of March it should be available.

22 The golf course excavation is currently being  
23 contracted, as is the commissary investigation.  
24 I'm not sure if you recall, the golf course is a  
25 soil excavation of approximately 12-to-1500 tons.

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1 The commissary area investigation is rather lengthy  
2 and involved investigation of several different  
3 areas.

4 The hexavalent chromium investigation, while  
5 I briefed the RPM meeting this morning that was to  
6 begin next week, I was told just before the  
7 meeting, due to difficulties with the weather, site  
8 access at another site, the drilling rig has been  
9 postponed a week, so it won't begin next week, but  
10 the following week after that. Are there any  
11 questions?

12 BOARDMEMBER CHEEVER: Is the  
13 hexavalent chromium investigation the study to  
14 evaluate the theory as to how it's turning into  
15 Chrom 6?

16 BOARDMEMBER HANDEL: Yes.

17 BOARDMEMBER CHEEVER: So that would  
18 take several months or more?

19 BOARDMEMBER HANDEL: Yes. Probably,  
20 two months.

21 MR. STEINPRESS: Well, the work  
22 schedule should be out in a couple of weeks. The  
23 drilling should take two to three weeks, and then  
24 we'll have leach tests, that we'll be running for  
25 five weeks, or so. I believe we'll be getting that

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1 indicated that he was disposed to spending the  
2 taxpayer dollars on making sure that Army soldiers  
3 were better taken care of than they have been, and  
4 would propose to spend monies that would otherwise  
5 go for remedial activities for Army personnel.  
6 Could you, at our next meeting, give us some  
7 overview of the financial impact that he was  
8 proposing on cleanup activities?

9 BOARDMEMBER WILKINS: I can do one  
10 better than that. He's here tonight, so why don't  
11 we have him answer your question.

12 LT. COL. EVANS: I don't understand  
13 exactly what you're asking.

14 BOARDMEMBER O'HARA: Well, at the  
15 last meeting, you suggested that monies that would  
16 otherwise be spent for cleanup would be spent for  
17 Army personnel, and you were quite adamant in your  
18 feeling in that direction.

19 LT. COL. EVANS: I gave you a  
20 personal opinion.

21 BOARDMEMBER O'HARA: Well, I don't  
22 care if it was a personal opinion or not, sir.  
23 What I'm asking you is, we have a remedial activity  
24 here that remains to be done, and based on the  
25 financial proposal that you had given us at the

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1 data back in April. We'll start in March and be  
2 done in April.

3 FACILITATOR KERN: I guess I could  
4 add something of interest to many of us, which is  
5 the ongoing investigation of the seeps and springs  
6 around the Presidio.

7 Last week several of them were not flowing.  
8 The last three days, as we all know, there's been  
9 significant rain, and we did an investigation today  
10 and the pipe at Landfill E is running today. The  
11 seep on the far left as you look at the face of the  
12 landfills is not running yet. There's considerable  
13 water backed up behind the landfill, Landfill E.  
14 So this could be an opportunity, depending on what  
15 other investigations were going on, to trace where  
16 the water was flowing through that landfill.

17 Also at Fill Site 1, which has been another  
18 targeted seep area, that was flowing today for the  
19 first time this wet season. So that was general  
20 information for all investigators.

21 Anything else in terms of the monthly  
22 reports?

23 BOARDMEMBER O'HARA: The Army officer  
24 that was here at the last meeting that spoke to us,  
25 that has some jurisdiction over the cleanup,

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1 last meeting, I'd like a further explanation of  
2 exactly how that will impact the cleanup activities  
3 here at the Presidio.

4 LT. COL. EVANS: Are you talking  
5 about the deferment I spoke of?

6 BOARDMEMBER WILKINS: Maybe I should  
7 jump in here and help. I think that's exactly what  
8 he's talking about. Because you alluded to the  
9 fact that the deferment of the environmental  
10 cleanup dollars was primarily because of the  
11 Department of Defense's global needs elsewhere for  
12 peacekeeping operations, for training, for  
13 missions, essential types of things, and it wasn't  
14 a budget cut, but it was a budget deferment.

15 LT. COL. EVANS: Sir, you're asking  
16 how that will affect the Presidio?

17 BOARDMEMBER O'HARA: Yes.

18 LT. COL. EVANS: Well, first off, I'm  
19 back in town, not for this RAB meeting, but for  
20 continued negotiations with the Trust. And as far  
21 as turning over the remediation effort to the  
22 Trust, that's very -- I guess I could say --  
23 close. There is an agreement in principle.

24 Without going into any detail that would undermine  
25 the negotiations, the money for that is earmarked

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1 and available. So it looks like now there is a  
2 very high likelihood that would go through, in  
3 which case you won't see an affect here.

4 Now how would it affect the Presidio  
5 otherwise? I think I pointed out to you that the  
6 Army is going to meet its responsibility to clean  
7 up, whether it is at the Presidio or any other BRAC  
8 location. If in fact, it takes a year longer, it  
9 takes a year longer. If the funds aren't available  
10 to do everything we wanted to do in 1991, then  
11 we'll do it in 1992. So how it will affect the  
12 Presidio, it won't, other than it might delay you a  
13 bit. But again, the Presidio is a different  
14 animal, and we've other options that we think we're  
15 close to executing. Now does that answer that?

16 BOARDMEMBER O'HARA: Yes. Thank  
17 you.

18 LT. COL. EVANS: I can't go into any  
19 further detail.

20 BOARDMEMBER O'HARA: The impression  
21 that I got from listening to you last month, was I  
22 didn't hear the word "deferment," and I suppose  
23 that was what my concern was. It was "abandonment"  
24 is what I thought I heard you say, as opposed to  
25 "deferment," and that caused me some concern.

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1 bring the details to you then.

2 BOARDMEMBER SUBRAMANIAN: Where are  
3 you in terms of a time line, in terms of how long  
4 this would be in terms of wrapping up?

5 LT. COL. EVANS: That's part of the  
6 question we've got going right now. What's the  
7 length of the transition period to where we  
8 actually go through the "and/or" process. It could  
9 be anywhere from a 90-day transition to a six-month  
10 transition. As soon as we can sign an agreement  
11 that all three parties can effectively agree to,  
12 and that we have concurrence with the regulators.

13 BOARDMEMBER GIRARDOT: Handing over  
14 the cleanup dollars to the reuse entity, is this  
15 unique here, or is this something that you've done  
16 elsewhere?

17 LT. COL. EVANS: It has happened, I  
18 believe, at one other place, at the Rocky Mountain  
19 Arsenal. The Navy has got something going right  
20 now at Alameda. To answer your question, yes, this  
21 is unique. It's not the only one of its kind.  
22 But, yes, it is unique.

23 BOARDMEMBER GIRARDOT: Could you  
24 comment on what the impetus is to do it? Do you  
25 have any comments on that?

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1 LT. COL. EVANS: I think I was very  
2 clear to point out that this was a deferment. If I  
3 left anyone else with that impression, I  
4 apologize. I thought I was very careful to couch  
5 that, that way.

6 BOARDMEMBER WILKINS: Well, I think  
7 we have it straight now.

8 LT. COL. EVANS: I understand there  
9 are some questions regarding our negotiations. And  
10 like I said, tomorrow we have a joint meeting in  
11 which we hope we can resolve the few outstanding  
12 issues, and at the same time, develop a transition  
13 plan for handing over the project from the Army to  
14 the Trust. Those are our goals. With that in  
15 mind, we would like to be able to be prepared  
16 Thursday afternoon to go over and meet with DTSC.  
17 We have an appointment at 10:30 to sit down with  
18 them and present what we think is our final  
19 agreement, and propose that to them for their  
20 blessing, or for their approvals. So we're  
21 hoping we can wrap that up. Once we have agreement  
22 or blessing by the regulators, hopefully, we can  
23 bring it to you all, and jointly talk about it in  
24 detail. I think we mentioned at our last meeting  
25 that next month might be a timely opportunity to

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1 LT. COL. EVANS: I would guess the  
2 best way I could put it, primarily -- and I'm not  
3 trying to leave the Park Service out -- between us  
4 and the Trust, who would really assume the  
5 responsibility? It was a win-win situation, if  
6 done right. For the Trust, they would have the  
7 flexibility of being able to run their own  
8 remediation program, being able to put their  
9 efforts where they felt they needed the efforts to  
10 be put at the time, in conjunction with working  
11 with the Park Service. That they wouldn't be held  
12 to a schedule of the Corps of Engineers, or the  
13 government's bureaucracy when it comes to making  
14 contracts and going through the red-tape process,  
15 that they would have a lot more flexibility.

16 They also felt because of their physical  
17 connections they would find a more competitive  
18 situation where they could get more bank for the  
19 dollar. It was part of their impetus. Our impetus  
20 was, it didn't look like we were getting out of  
21 here any time soon, and we need to get out of  
22 here. It did not appear that our efforts in what  
23 we thought we're required to do, and what the other  
24 stakeholders wanted us to do, was ever going to  
25 really reach a satisfaction by all parties. It

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1 made sense for us to get out, all we can do is  
2 continue to generate bad news.

3 Like I alluded to last month, chain letters  
4 in writing campaigns that come in, basically, in a  
5 mass mailing of form letters, with different  
6 signatures on the bottom. It doesn't matter what  
7 General you put on there, I'm the one that gets it;  
8 I'm the one that writes them; I'm the one that  
9 staffs them, and some other guy does his John  
10 Hancock, so that was our interest. We've got other  
11 things that we've got to do here in the Bay Area.  
12 We need to be able to start focusing on those  
13 places and get out of here.

14 When the Trust brought this up to us 15  
15 months ago, we sat down and we started planning  
16 this thing out, and we put an agreement to  
17 negotiate together with the three parties, and  
18 that's how it started.

19 BOARDMEMBER GIRARDOT: So for 15  
20 months the point has been how many dollars, how  
21 much money you're going to leave, arriving at a  
22 satisfactory figure for both parties?

23 LT. COL. EVANS: It's not just  
24 money. There are various levels of things that go  
25 into this. And again, now is not the time for me

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1 challenging issue must be all the ongoing projects,  
2 some of which we heard about tonight that are in  
3 different stages. Do you have any comments about  
4 how to work those into the transition?

5 LT. COL. EVANS: That's part of the  
6 reason we're going to meet on the transition.  
7 Dave, Roger and Bruce have been working on our  
8 side, working on how much further we have to go on  
9 these various projects, to see whether or not it  
10 would be worth our while to continue or finish, or  
11 to try to hand them over. I think Sharron has been  
12 working from the Trust side. And Brian and  
13 Roberta, if they want to take them on, or what. So  
14 that is certainly a major issue with the transition  
15 process that we'll be going through.

16 BOARDMEMBER HULTGREN: If you make a  
17 deal with the Trust and the Park Service, will the  
18 Restoration Advisory Board have any continuing  
19 purpose, or is that finished?

20 LT. COL. EVANS: Well, it's my  
21 understanding, according to DOD policy, the Trust  
22 would continue with the RAB.

23 BOARDMEMBER HULTGREN: The RAB would  
24 work with the Trust?

25 BOARDMEMBER REACKHOF: That's what

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1 to go into the details, but it is not just a dollar  
2 figure.

3 BOARDMEMBER HULTGREN: Do the recent  
4 meetings with the regulators have any connection  
5 with the negotiations with the Trust and Park  
6 Service?

7 LT. COL. EVANS: Absolutely none.

8 BOARDMEMBER HULTGREN: They are  
9 completely separate purposes and there's no  
10 connection at all?

11 LT. COL. EVANS: When we began the  
12 negotiations with the Trust and Park Service, we  
13 agreed at that point in time that we would continue  
14 with the normal feasibility process in case the  
15 negotiations crapped out. There have been a few  
16 delays.

17 Also, the Crissy Field efforts that went on  
18 down there, we worked and we made an agreement that  
19 we would go ahead and do whatever needed to be done  
20 to get Crissy Field out of the way so that wasn't a  
21 part of the negotiations. That's why that thing  
22 went so quickly to the feasibility and  
23 improvement.

24 BOARDMEMBER HULTGREN: Thank you.

25 BOARDMEMBER CHEEVER: Well, another

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1 I've stated continuously, that as part of the draft  
2 DSMOA, we have a specific section. We will still  
3 be meeting all the requirements that will include  
4 the RAB and DSMOA money, and we will be doing the  
5 same thing. It has just been a change -- it will  
6 be a change of lead agency. The RAB will be  
7 continuing, and it will be a very integral part of  
8 what we'll be doing.

9 FACILITATOR KERN: Any other action  
10 items? Anything that would come up in the  
11 intervening time, you can get them to Mark.

12 So we can take a break and come back and  
13 adjourn, or we can just adjourn. Okay. Thanks for  
14 coming out tonight. Meeting adjourned.

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1 REPORTER'S CERTIFICATE  
2  
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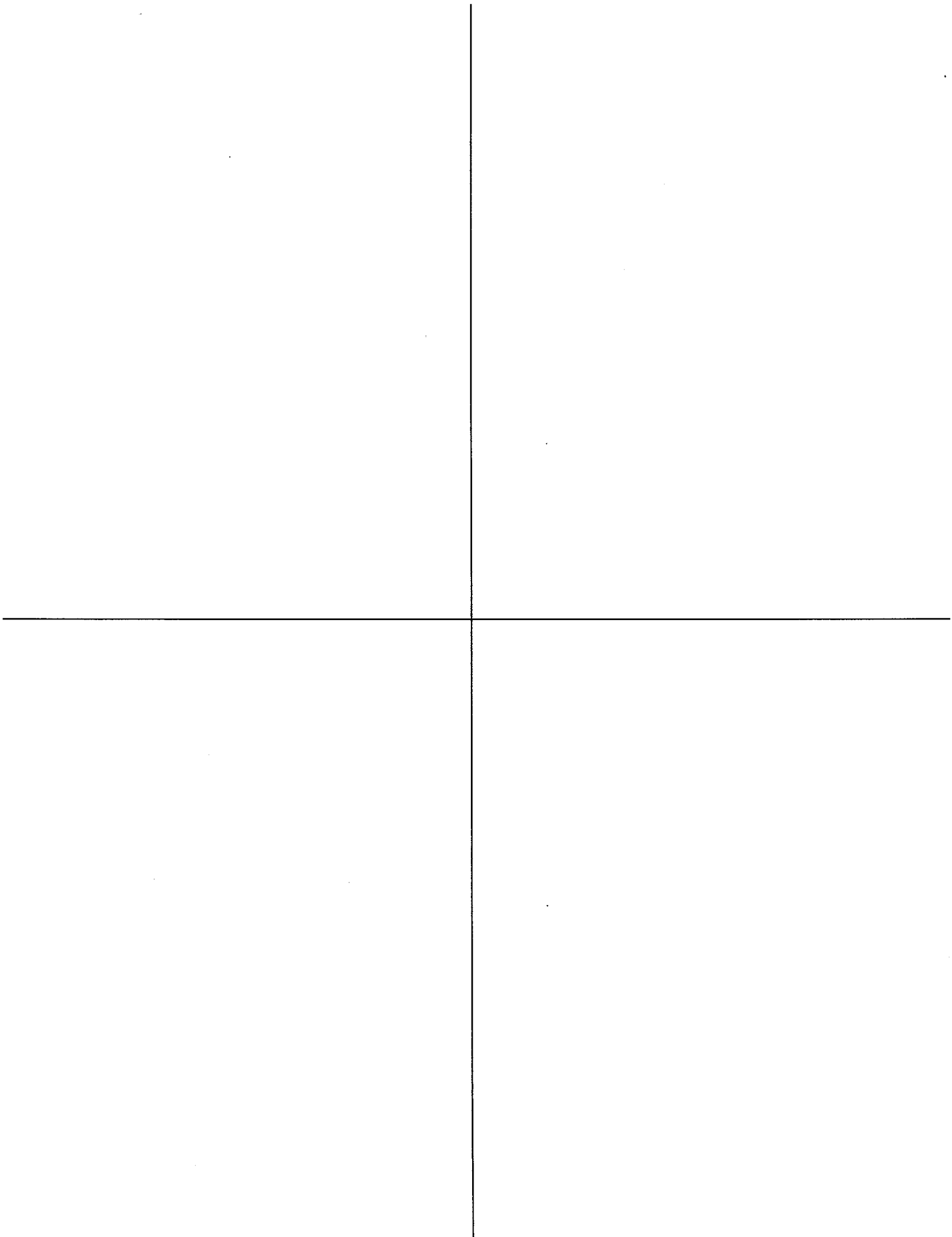
4 I, Elizabeth Valstad, do hereby certify that  
5 the foregoing is a true and correct statement of  
6 the testimony and proceedings had in the  
7 within-entitled matter and that the same is a full,  
8 true and correct transcription of the shorthand  
9 notes as taken by me in said matter.

10  
11  
12 Dated: At San Francisco, California this  
13 \_\_\_\_\_ day of \_\_\_\_\_, 1999  
14  
15  
16

17 \_\_\_\_\_  
18 Elizabeth Valstad  
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RESTORATION ADVISORY BOARD MEETING





THE RESTORATION ADVISORY BOARD MEETING

TUESDAY MARCH 9, 1999

HELD AT

THE GOLDEN GATE CLUB

135 FISHER LOOP

PRESIDIO OF SAN FRANCISCO,

7:00 P.M.

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REPORTER'S TRANSCRIPT OF PROCEEDINGS

BY: ELIZABETH VALSTAD

CLARK REPORTING

2161 SHATTUCK AVENUE,

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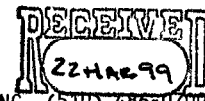
FACILITATOR KERN: This is the  
regular meeting of the Presidio Restoration  
Advisory Board for March 9th, 1999. I'd like to  
welcome everyone here tonight. Any changes or  
additions to tonight's agenda? Seeing none. Any  
announcements? Old Business? Moving right along.  
Committee Reports.

BOARDMEMBER YOUNGKIN: Well, the RAB  
committee meeting met on February 23rd, and we just  
had a bunch of miscellaneous topics to talk about.  
We had a brief discussion on the status of the cash  
out. We had a couple of questions about the  
National Park Review Report, so if anybody could  
talk about that later. We talked about the RAB  
Charter and how to adopt it. We also had a brief  
discussion on the Feasibility Study and where it's  
at. That's about it.

Our next committee meeting is the 4th Tuesday  
of the month, that would be March 23rd, at the  
Presidio Trust Building, same location, same place,  
same time. Thank you.

FACILITATOR KERN: Questions? Moving  
quickly tonight. We have a presentation on the  
hexavalent chromium sampling program by Martin  
Steinpress.

RESTORATION ADVISORY BOARD MEETING



RESTORATION ADVISORY BOARDMEMBERS:

(COMMUNITY AND TECHNICAL)

THOMAS APPLING

SAM BERMAN

ROBERTA BLANK

ED CALLANAN

JULIA CHEEVER

ARLEEN GEMMIL

JOAN GIRARDOT

BRUCE HANDEL

JULIAN HULTGREN

DOUG KERN

ANDREW LOLLI

BRUCE MCKLERoy

JAN MONAGHAN

PETER O'HARA

ELEANOR ROMAN

WESLEY SKOW

RAVI SUBRAMANIAN

BRIAN ULLENSVANG

MICHAEL WORK

MARK YOUNGKIN

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MR. STEINPRESS: I'm giving you an  
update on the Hexavalent Chromium Investigation.  
We'll do this, probably, monthly. So this is just  
the first one, and I'm going to keep you updated as  
it proceeds.

First of all, the purpose is to determine if  
the hexavalent chromium has been detected in the  
groundwater in the upland sites. It could be that  
it's naturally occurring, it could be that it's  
anthropogenic, that is, a result of man's  
activity.

Our approach here for this investigation, we  
drove three soil borings at these three background  
sites that were identified jointly with a number of  
stakeholders that participated in a meeting and  
site walk. We completed that a couple of weeks  
ago, and also put in background monitoring wells at  
three sites. We also collected samples of  
serpentine to conduct leach tests.

This is a map of the southeast corner of the  
Presidio, with Fill Site 1 and Landfill 2. Fill  
Site 1 here. Landfill 2, the Julius Kahn  
Playground, is right in here, UBR03. We drilled  
three sites. All of these are upgradient of  
Tennessee Hollow. Another site is up here, just

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1 downhill from Inspiration Point, UBR02. And a  
2 third down here, above UBR01. So I'm going to be  
3 talking about these in this order.

4 This is the drilling rig. We managed to  
5 drill the hollow stem for all the drilling -- by  
6 the way, if you have any questions, don't hesitate  
7 to raise your hands.

8 This is some core from the first boring,  
9 UBR03. This is colma formation, and there is  
10 sand-clay zones. We did get into some material  
11 that looked like serpentinite but also had some  
12 sand mixed in, so it appeared to be slurp material,  
13 but there was colma underneath it so it wasn't  
14 bedrock, but we did not get material that was  
15 suitable for the leaching tests.

16 The second site, just below Inspiration  
17 Point, UBR02, we had a little bit of fill in the  
18 roadway where we started drilling, and we got into  
19 the serpentinite bedrock for the remainder. We  
20 encountered groundwater at about 20 feet and had a  
21 good fracture zone with a lot of groundwater  
22 there. We did build two wells there, a shallow one  
23 and a deeper one, as you can see. And this  
24 actually had a little bit of a head on it for the  
25 water to start developing. It is actually at about

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1 putting in a total of five, planning on groundwater  
2 from one of those monitoring wells. The one that  
3 we took the soil samples from, and based on the  
4 water chemistry, we decided that the groundwater  
5 from that well would not be good water to use for  
6 this leach testing, so we are using the DI water.  
7 And then the soil samples from UBR01 has been  
8 composited, and we plan on starting the leach  
9 testing next week.

10 So just kind of a summary schedule, we'll be  
11 starting the leach tests this month. They run for  
12 28 days. So we should start getting preliminary  
13 results next month, have final results in May, and  
14 we'll be doing an internal predraft to the Corps in  
15 June, and should have the memo out in July. Any  
16 questions?

17 BOARDMEMBER HULTGREN: I don't have a  
18 chemical background, and I'm a little bit adrift  
19 here. Could you tell me in plain English what  
20 you're trying to discover or accomplish with this?

21 MR. STEINPRESS: The hypothesis is  
22 that hexavalent chromium could be forming naturally  
23 from the bedrock here. The bedrock is known to  
24 contain high concentrations of chromium, but the  
25 majority of it -- formerly, it's in the trivalent

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1 12 or 13 feet. And here's some of the core. This  
2 is a little bit more broken due to moving it into  
3 the core box. As you can see, there's some pieces  
4 of rock, and most of it is just thoroughly  
5 shattered. This is just another view of some of  
6 this serpentinite with some fracturing on these  
7 pieces.

8 And then the last site, which is between  
9 Inspiration Point and the El Polin loop, we had  
10 some sand dunes, which are common. And we got into  
11 the serpentinite bedrock. We didn't hit  
12 groundwater until we were down to about 42 feet,  
13 and at about 55, got some good core here, as well.  
14 Groundwater came up to about 22 feet by the time we  
15 came back to develop the well. And here's just a  
16 picture of some more of this, some of the fractured  
17 serpentinite.

18 We obtained serpentinite samples, which was  
19 the primary purpose here, and I showed you the one  
20 that had iron oxides on it. And just looking at  
21 the groundwater chemistry, we decided that the  
22 UBR01 is the sample that we selected to do the  
23 leach testing, just based on the fact that it had a  
24 little bit higher chromium. So those were the most  
25 favorable. And as I mentioned, we also ended up

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1 state. So we moved away, from upgradient of  
2 hazardous waste sites, and put in background  
3 borings and wells to see if there's hexavalent  
4 chromium away from any sites where there's  
5 non-contamination in both the soil and the  
6 groundwater, and to get the samples of the bedrock  
7 in order to run some leach tests, which are  
8 designed to see if you can extract hexavalent  
9 chromium off those rock samples.

10 BOARDMEMBER HULTGREN: So  
11 essentially, to see whether chromium could be  
12 produced by the natural geological formations?  
13 MR. STEINPRESS: And the weathering  
14 of serpentinite, which happens naturally.  
15 BOARDMEMBER SKOW: Wouldn't you see  
16 it in the groundwater already if it was leaching  
17 out naturally? I mean, why do the two months of  
18 testing?

19 MR. STEINPRESS: Well, we went  
20 through a number -- we discussed with the  
21 regulatory agency and the other stakeholders the  
22 number of kinds of evidence that we thought would  
23 be useful in order to determine this with  
24 confidence. And just putting in background wells  
25 was one option we considered, but we also thought

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1 it would be useful to try to determine traits  
2 through leach testing that this could happen. So  
3 this is part of what the group came up with as  
4 being necessary or useful.

5 BOARDMEMBER SKOW: What do you leach  
6 with?

7 MR. STEINPRESS: Well, we're going to  
8 be using the ionized water, and then there will be  
9 five different tests with some special additives.  
10 This is a very slow process, so we wanted to do  
11 some extra tests to see if we could speed it up.

12 MR. BERMAN: Do you have information  
13 on the Chrom 6 content in the existing  
14 serpentinite? I mean, it seems to me that one

15 thing you could do is you've got these core  
16 samples, you grind them up and do some chemical  
17 analysis and see if these contain Chrom 6. If  
18 there isn't any, why bother with the leach test?

19 MR. STEINPRESS: Well, this is  
20 bedrock from down deep, and you can still generate  
21 it, and the interaction with fresh groundwater  
22 coming down could be causing that leaching.

23 MR. BERMAN: Well, I'm sort of at a  
24 loss for why you're doing that leach test. It  
25 seems to me you can take the serpentinite at the

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1 a hypothesis that this is normal Chrom 6 by  
2 process, presumably, which the principal agent is  
3 serpentinite. So I don't see why you don't look at  
4 serpentinite, which you know has Chrom 3 in it, to  
5 see if there is any Chrom 6 there, especially --  
6 I'm not talking about the ground surface, I'm  
7 talking about the first layer of serpentinite where  
8 you say there could be weathering. Why don't you  
9 look and see if there's Chrom 6? Maybe I don't  
10 understand the problem, but at this time, it seems  
11 to me, if Chrom 6 is related to the serpentinite,  
12 there must be some samples of serpentinite that  
13 show Chrom 6.

14 AUDIENCE MEMBER: I think Chrom 6 and  
15 Chrom 3 are the same model, they exist in different  
16 oxidation states. And Chrom 6 can show Chrom 3 due  
17 to chemical processes, due to the contact between  
18 serpentinite, which has Chrom in the number three  
19 oxidation state, to Chrom 6. So you don't expect  
20 to see Chrom 6 in the actual samples. The leach  
21 tests are how you would determine if that process  
22 is occurring, and whether it is producing Chrom 6  
23 in the dissolved state of groundwater.

24 BOARDMEMBER BERMAN: I don't think  
25 there is any confusion whether the process is

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1 surface, you can run it through a lab test and see  
2 if there's any Chrom 6 in the serpentinite in the  
3 first layers. If there is none there, that's a  
4 much simpler and less expensive test. Why don't  
5 you first find out -- I'm not a chemist, but the  
6 logic of this seems to me to be way off.

7 MR. STEINPRESS: Well, you don't  
8 necessarily have to have Chrom 6 in the soil in  
9 order to get it in the groundwater.

10 MR. BERMAN: Well, you say it's in  
11 the serpentinite, right?

12 MR. STEINPRESS: No, I didn't say  
13 that. We have chromium --

14 MR. BERMAN: If there's a process  
15 that makes Chrom 6, hexavalent chromium, then what  
16 is the process? I mean, if it's not there in the  
17 serpentinite in the first place, then I don't see  
18 how you can find it in the leaching. I mean, in  
19 the geological process it may take thousands of  
20 years to process like this. Why don't you see if  
21 you have any Chrom 6 in the material to start out  
22 with? This looks like a way of using time and  
23 money, and not really solving the problem.

24 The problem, as I understand it, is that  
25 Chrom 6 has been found in groundwater. Now there's

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1 occurring. I think you can start with the  
2 serpentinite, if that's what you think is the  
3 causative agent, and you can submit this to a lab  
4 and very easily look at various processes to see  
5 whether you're generating Chrom 6.

6 AUDIENCE MEMBER: And that's what  
7 they are proposing to do.

8 BOARDMEMBER BERMAN: Well, from what  
9 I just heard, they are proposing to dig wells  
10 rather than doing this in a lab. I mean, if you  
11 take a little bit of serpentinite, and you do  
12 whatever you want in a lab situation, and under  
13 very controlled conditions, and see whether you can  
14 generate any Chrom 6, that's not what was described  
15 here. This is a field test, something which seems  
16 to me to be much more expensive conditions.

17 MR. STEINPRESS: Well, maybe I didn't  
18 make it clear. It is two parts, okay? First we  
19 went out to see if there was contamination, because  
20 most of the drilling at the Presidio, to date, has  
21 been in and around landfills, or other sites with  
22 potential contaminants.

23 BOARDMEMBER BERMAN: I thought you  
24 were actually going to sample the wells to see  
25 whether there is contaminants in the wells. And

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1 this seemed to me to be something to do downstream,  
2 after you identified, under controlled conditions,  
3 that there is a process which is associated --  
4 which creates Chrom 6.

5 MR. STEINPRESS: Well, that's exactly  
6 what we're trying to do.

7 BOARDMEMBER HANDEL: That's the  
8 process that we're going through. This has been  
9 discussed at length with the stakeholders, the  
10 Trust, EPA, DTSC, the generally agreed upon process  
11 to test this hypothesis. So it's not like we're  
12 just coming up with something out of the blue and  
13 hoping that we yield the best results. This is a  
14 process that went through much discussion and has  
15 been planned very, very well over a long period of  
16 time. So I think that needs to be pointed out, as  
17 well.

18 BOARDMEMBER BERMAN: Well, I  
19 appreciate that, and I'm sure that you have good  
20 advice here. It seems to me that what you're doing  
21 here is more costly than it needs to be without  
22 capping wells. Just get some serpentinite and see  
23 whether you can generate it. It sounds to me that  
24 the process is more elaborate than is necessary  
25 before you even establish first that the process --

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1 option, Sam. I think there is a workplan that  
2 described some of the testing, that we could get a  
3 copy and evaluate it, get more questions answered,  
4 or, probably, generate for questions. But we can  
5 at least get the workplan, if that would be of  
6 value.

7 BOARDMEMBER HULTGREN: I think it's  
8 well and good that it has been approved by the  
9 chemists or the Trust, or, I don't know who. And  
10 I'm willing to accept the expert's opinion. But I  
11 think when you come to us to explain it, you have  
12 to explain it so that we understand it, and not  
13 give us sort of a chemical and superficial analysis  
14 so we are asking questions that probably should not  
15 have to be asked.

16 FACILITATOR KERN: Any other  
17 questions for Martin?

18 BOARDMEMBER WORK: I'd like to add  
19 just a thought, because I agree that we need to be  
20 explaining things so that you understand. But it  
21 kind of supports what Bruce is trying to get at.  
22 And that is, a number of people were looking at  
23 this problem, and everybody agreed that one single  
24 test was not going to be the silver bullet that was  
25 going to answer the question, and we would have to

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1 hypothesized process -- even exists.

2 LT. COL. EVANS: It's seems to me  
3 that they already know they can. The question is  
4 whether or not they get it at the groundwater level  
5 in this position, that's what they're trying to  
6 figure out.

7 BOARDMEMBER SKOW: Is the leaching  
8 going to be evaluating normal processes? And in  
9 addition to that, is it going to be simulated in  
10 the conditions of the landfill itself, and the  
11 ability of the landfill to leach out the  
12 serpentinite?

13 MR. STEINPRESS: No, no. It's trying  
14 to simulate normal conditions and not landfill  
15 conditions.

16 BOARDMEMBER SKOW: Was that discussed  
17 and rejected? There seems to be -- I don't know  
18 what the cost difference is of doing it, a landfill  
19 test, but it strikes me that if we're going through  
20 that effort we ought to look at the landfills.

21 MR. STEINPRESS: Well, I guess this  
22 was designed to test an alternative hypothesis, and  
23 can it generate it naturally as opposed to being  
24 a contaminate.

25 FACILITATOR KERN: This is one

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1 probably undertake multiple approaches, and the  
2 evidence would be kind of cumulative. And I think  
3 that that's what you see by the installation of  
4 these background wells. It was just one of the  
5 facets that was discussed. I know some people were  
6 saying that it was naturally occurring. "Let's  
7 look at groundwater in an area where we're  
8 confident that there are no anthropogenic  
9 sources." That would be evidence to support -- not  
10 necessarily the silver bullet -- that it was  
11 naturally occurring.

12 MR. BERMAN: I agree with that. But  
13 I don't see why you need the wells to do that. It  
14 was your experts that said it was highly unlikely.  
15 It was EPA that we looked at, where these  
16 statements were made. So given what the experts  
17 think, if you wanted to do this, and check it out,  
18 you would first do some simple things that would  
19 assure you before you go into the more elaborate  
20 program that's more expensive. I don't object to  
21 the more elaborate program, but there isn't any  
22 basis which would assure you that you're moving in  
23 the right direction.

24 BOARDMEMBER WORK: You're talking  
25 about a phased approach. And what is uncertain

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1 here, this is the logical process that's followed  
2 by almost every professional field that's looking  
3 at an investigation. I'm certainly open to  
4 discussing with everybody a phased approach.

5 BOARDMEMBER HANDEL: Well, a phased  
6 approach requires far more time, and time is not  
7 something that we have the luxury of. We're trying  
8 to complete a Feasibility Study, and this is what  
9 we felt was a key piece of information, so that's  
10 part of the mix of the decision. Generally, the  
11 phased approach is a normal process for  
12 environmental investigation activities, but they're  
13 not always practical.

14 BOARDMEMBER WORK: I think also, I'm  
15 not certain that the bench test results, whatever  
16 they concluded, would have been convincing enough  
17 for everybody to agree, "Okay, we don't need to do  
18 that step." But I think there still would have  
19 been some disagreement as to what the results of  
20 the lab testing really proved. "Did you actually  
21 prove what was occurring naturally or not?"

22 BOARDMEMBER BERMAN: It depends on  
23 how equivocal that result is, but it's certainly  
24 cheaper than doing the ground wells. There are  
25 people who are clinging to the anthropogenic source

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1 completion.

2 BOARDMEMBER O'HARA: And the  
3 contamination is what?

4 BOARDMEMBER HANDEL: On that specific  
5 location it's zinc and copper. These are slightly  
6 above our cleanup levels in that area. I would  
7 anticipate completing that activity, or the  
8 excavation activities, within three weeks. We'll  
9 probably need another week of sampling seep data, a  
10 little time for some interpretation, and then,  
11 probably, not more than three to five days of  
12 excavation, and then we'll go to restoration in  
13 that area.

14 BOARDMEMBER GEMMIL: I remember back  
15 in a December meeting, you anticipated being done  
16 by December 23rd. What's happened?

17 BOARDMEMBER HANDEL: We kept  
18 digging. We sampled the results and it indicated  
19 we were still above our cleanup levels. We didn't  
20 anticipate at that time we would have to continue  
21 our excavation beyond a certain quantity. When we  
22 sample, and results indicate we are still above  
23 cleanup levels, we have to go and do some more.

24 BOARDMEMBER GEMMIL: Was that because  
25 there was some activity there, historically, that

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1 as not being the case, because it seems to me this  
2 is a politically hot issue. So there are people,  
3 that no matter what you do, that the answer doesn't  
4 agree with what you want. I mean, you're the  
5 expert, and we, as listening to this, assume that  
6 you examined this in good faith and have concluded  
7 that. But for the amateur, it certainly is  
8 puzzling.

9 FACILITATOR KERN: Any other comments  
10 on the hexavalent chromium issue? Seeing none.  
11 Monthly reports.

12 BOARDMEMBER HANDEL: For the status  
13 reports, we're looking only at Crissy Field  
14 remedial action in the Building 950. That would be  
15 the far west end of Crissy Field. We're,  
16 essentially, completed with all sites on Crissy  
17 Field, except just one. And the area is a very  
18 small area. Essentially, what used to be the  
19 promenade, we have dug up most of the promenade in  
20 that area. We're waiting some test results to see,  
21 identify the extent of material that needs to be  
22 removed. It's on the order of, say, 500 to 800  
23 tons of material, and we'll characterize it through  
24 sampling before we go ahead and dig it up. So  
25 we're, essentially, down to one small area for

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1 you didn't realize it occurred?

2 BOARDMEMBER HANDEL: That whole end  
3 of Crissy Field was filled in. It probably  
4 received fill material from all around the  
5 Presidio, whether it be -- I mean, in this  
6 immediate area, we found large piles of brick, and  
7 that's one area that we had to dig up.

8 BOARDMEMBER GEMMIL: Is this pre  
9 1915, or after 1915, when you talk about the fill?

10 BOARDMEMBER HANDEL: I'm going to  
11 guess after. I would say that the concentrations  
12 we're seeing are barely above our cleanup levels.  
13 For zinc, the cleanup level is 89, and we're seeing  
14 it at, approximately, 100 to 110 parts per  
15 million. So while it is above cleanup levels, it  
16 is not far above it.

17 BOARDMEMBER GEMMIL: And what about  
18 the copper levels, what are they?

19 BOARDMEMBER HANDEL: I'm not familiar  
20 with the copper levels. We're wanting to get  
21 done. We're hoping to be done. Every time we  
22 finish excavation areas and samples, there's been  
23 times when samples indicate we need to dig more.  
24 My contractor is telling me this small area is it.  
25 We have samples surrounding this entire area, so

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1 we're anticipating the 19th of this month to finish  
2 the excavation.

3 For the FDS, we just began excavation of the  
4 pipe line that crosses Mason Street. I think last  
5 month it was, approximately, 1700 feet in length.  
6 That was the preliminary, based on the preliminary  
7 investigations. Since that time, we conducted more  
8 intensive evaluation and determined it was only,  
9 approximately, 350 feet. Other questions?

10 BOARDMEMBER REACKHOF: I was just  
11 going to mention, that as part of the monthly  
12 reports we usually update on the golf course. The  
13 activities right now that are being planned are to  
14 finalize remediation of the petroleum impacted soil  
15 at the golf course. Under the purview of the  
16 Presidio Trust, the activities should be starting  
17 in about a week, or week and a half. And this has  
18 been with the concurrence of the Army to help us  
19 actually move forward to work closely with the  
20 construction of the clubhouse that's out there, and  
21 all the units. So those activities will be moving  
22 forward and we hope to be done within the next  
23 month.

24 FACILITATOR KERN: In the monthly  
25 reports, is there anyone here who can give us an

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1 FACILITATOR KERN: Any other  
2 questions about that?

3 BOARDMEMBER HULTGREN: Is anyone with  
4 the RAB involved, or at least, in an observation  
5 position, in regard to this MOA between the Army  
6 and the Trust and the transfer?

7 LT. COL. EVANS: No.

8 BOARDMEMBER HULTGREN: Not at all?

9 LT. COL. EVANS: No.

10 FACILITATOR KERN: No. We tried. I  
11 guess we'll get it when we get it.

12 We are at the point in the agenda where we  
13 call up Colonel Evans for an hour-long discussion.

14 LT. COL. EVANS: Nothing new.

15 BOARDMEMBER CHEEVER: The Nike  
16 missile magazines, do I remember right, that you  
17 said at the last RAB meeting you were almost, but  
18 not quite done? This looks like you are done.  
19 Could you confirm that?

20 BOARDMEMBER HANDEL: We were done.

21 We were completing the activity, conducted site  
22 walks in the park, and the Trust turned over some  
23 equipment. The Park Service was interested in some  
24 of the other magazines. We're completing the  
25 report for that site. There's no other activities

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1 update on the negotiation issues? That's a subject  
2 that has an update.

3 BOARDMEMBER REACKHOF: At this time,  
4 and I think what we stated last time, the  
5 regulators are presently reviewing the Memorandum  
6 of Agreement, and we are expecting some initial  
7 comments and additional meetings with them next  
8 week. And we have mentioned that we're waiting for  
9 that before we move forward with this.

10 FACILITATOR KERN: So there may or  
11 may not be anymore word at the next RAB meeting?

12 BOARDMEMBER REACKHOF: I think it's  
13 obvious that we'll have more of an update, because  
14 we'll have the comments and be able to give more  
15 information on that.

16 BOARDMEMBER HANDEL: I would add that  
17 the Army and the Trust have been discussing  
18 transition issues at length.

19 FACILITATOR KERN: Transition issues  
20 like --

21 LT. COL. EVANS: All the issues  
22 concerning planning. The Park Service has been  
23 participating in these discussions.

24 BOARDMEMBER HANDEL: Updated needs,  
25 transfer reports, the library.

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1 associated with the Nike activity, at the present  
2 time.

3 BOARDMEMBER CHEEVER: It looks like  
4 there are fences around the tops of the magazines;  
5 is that right?

6 BOARDMEMBER ULLENSVANG: They closed  
7 the door back up. They're going to put some boards  
8 to reduce the gap. There is a small gap -- there's  
9 a trip hazard that exists, and until that work gets  
10 done the Army has left their fences up. Inside the  
11 magazines, the work has been completed, and the  
12 Park Service and the Trust have done a walk through  
13 of these magazines, so we've done inspection of the  
14 work.

15 FACILITATOR KERN: Any other comments  
16 or announcements for tonight? Seeing none, meeting  
17 adjourned.

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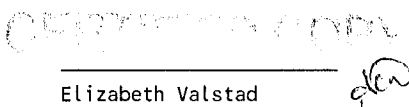
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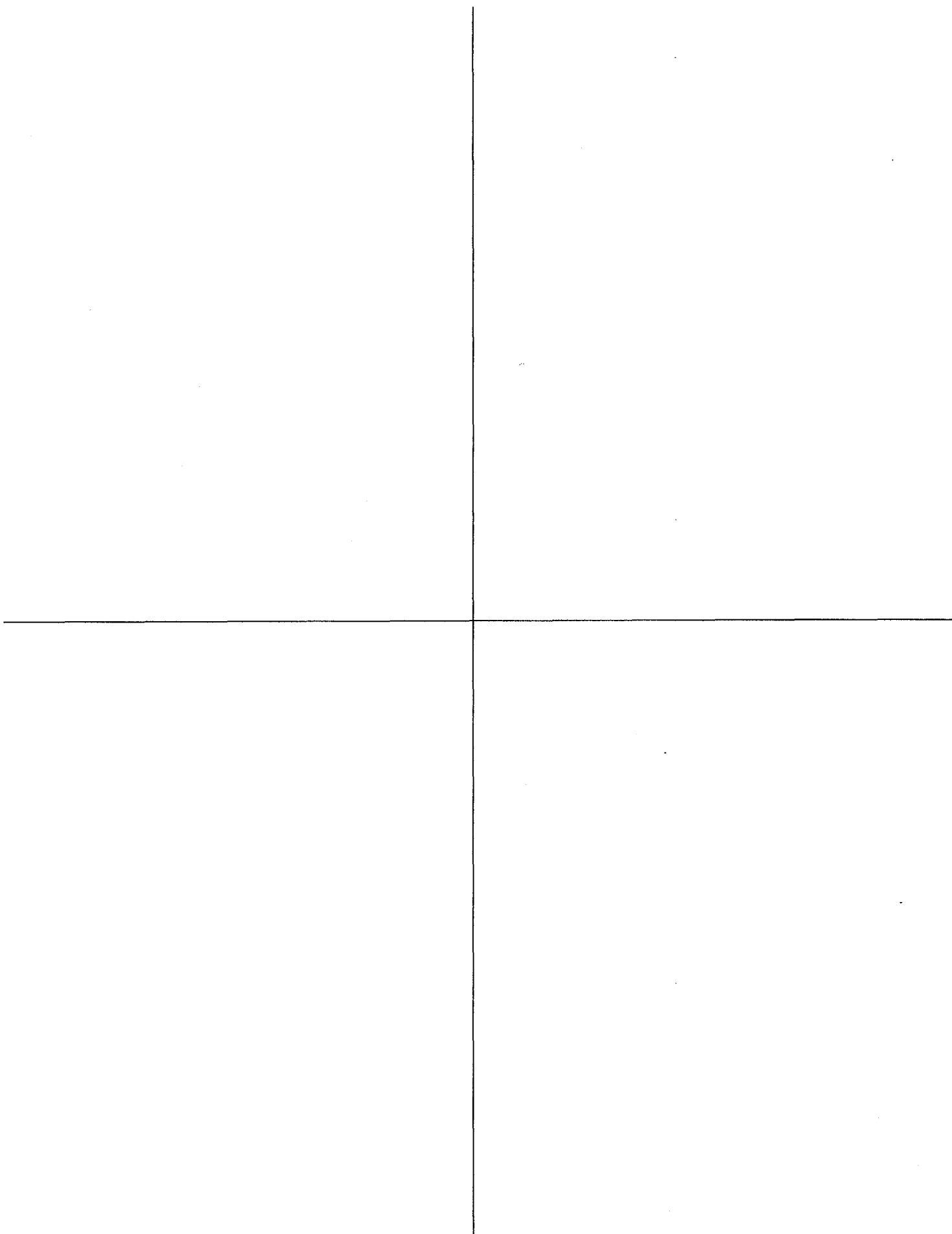
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I, Elizabeth Valstad, do hereby certify that  
the foregoing is a true and correct statement of  
the testimony and proceedings had in the  
within-entitled matter and that the same is a full,  
true and correct transcription of the shorthand  
notes as taken by me in said matter.

Dated: At San Francisco, California this  
\_\_\_\_\_ day of \_\_\_\_\_, 1999

  
Elizabeth Valstad

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MEETING OF THE RESTORATION ADVISORY BOARD

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HELD AT

GOLDEN GATE CLUB, 135 Fisher Loop

San Francisco, California

Tuesday, April 13, 1999

7:00 P.M.

REPORTER'S TRANSCRIPT OF PROCEEDINGS

By Nila R. Guastella, CSR 10897

CLARK REPORTING

2161 SHATTUCK AVENUE, SUITE 201

BERKELEY, CA 94704

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RESTORATION ADVISORY BOARD MEETING

Tuesday, April 13th, 1999

A G E N D A

- 1
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- 3
- 4 1. Agenda Approval
- 5 2. Announcements
- 6 3. Old Business
- 7 4. Committee Business
- 8 Committee Reports, Mark Youngkin, RAB Community Co-Chair
- 9
- 10 5. Presentations/Discussion
- 11 a. Building 1065 draft final corrective action plan
- 12 b. Army COE Status report - Hexavalent Chromium Investigation
- 13 "Ambient Concentrations of Metals in Chert and Shale" (Robert Ellgas)
- 14 c. Presidio Trust Status Report/Golf Course Cleanup (Michelle King)
- 15 d. Regulatory Comments and Response
- 16 \*RWQCB Comments on NPS Contaminated Soil in Crissy Field
- 17 \*RWQCB Comments on Presidio Trust Golf Course Workplan
- 18
- 19
- 20 e. 5-year anniversary of RAB
- 21 \*Recap of RAB accomplishments/Outlook for the Future - Doug Kern
- 22
- 23 6. Monthly Report
- 24 7. Review of Action Items & May Agenda Items
- 25 8. Motion to Adjourn

2

P-A-R-T-I-C-I-P-A-N-T-S

Community Members Present:

3 Julia Cheever; Matthew Fottler; Doug Kern;  
4 Bruce McKleroy; Jan Monaghan; Howard Nathel;  
5 Ravi Subramanian; Joanne Chow Winship; Peter O'Hara;  
6 Mark T. Youngkin.

Technical Members Present:

7 Roger Henderson; Sharron Reackhof; David Wilkins;  
8 Michael Work; Brian Ullensvang.

BEC Support Staff:

9 Thomas C. Appling, III

Presenters/Consultants:

11 Robert Ellgas, ITF  
12 Michelle King, Erler & Kalinowski

---oOo---

(On the record at 7:15 p.m.)

2 DOUG KERN: Good evening. This is our

3 fifth-year anniversary tonight. So welcome all of you  
4 that have been here for five years, to all these  
5 meetings.

6 Okay, "Agenda Approval." Does everybody have  
7 a copy?

(Discussion off the record.)

9 DOUG KERN: And we do have a new recorder  
10 tonight, and you will need to give her your name before  
11 you speak. Please go right ahead.

12 DAVID WILKINS: Yes. Robert Ellgas is here  
13 to talk about ambient concentrations for cherts and  
14 shale soil types.

15 And on Item d, Joseph Chou will not be here  
16 this evening to mention anything about the Water Board  
17 comments, but I will cover those items briefly in his  
18 absence.

19 DOUG KERN: Where would you like to fit in  
20 ambient concentrations?

21 DAVID WILKINS: Actually, we can do that  
22 first, I think. Maybe we should make that 5a.

23 DOUG KERN: 5a prime.

24 DAVID WILKINS: That's all I have.

25 DOUG KERN: Okay. Any other changes?

4

3

1 Any announcements to make -- besides it being  
2 the fifth-year anniversary?  
3 Any old business? New business?  
4 Okay, committee business.  
5 MARK YOUNGKIN: The RAB Committee as a whole  
6 met on March 23rd. We basically sort of got a status  
7 report committee meeting. We talked about the golf  
8 course cleanup, the finishing up of the Crissy Field  
9 cleanup.  
10 Talked about, briefly, the SF RAB still being  
11 on hold.  
12 We talked about the status of the MOA, and we  
13 had a pretty lengthy discussion about the RAB review of  
14 the MOA -- which led to the next committee meeting on  
15 April 8th, where the RAB reviewed the MOA. And there  
16 was a presentation by the Trust, with numbers from the  
17 Park Service and the Army present.  
18 The follow-up meeting to the MOA where we can  
19 give our comments and discuss comments is on Thursday,  
20 April 15th.  
21 And the next committee meeting is on  
22 April 27th, 7:00 o'clock, at the Presidio Trust.  
23 Thank you.  
24 DOUG KERN: Any questions? Item 5a, prime:  
25 Do you have any concentrations?

5

1 be getting our last set of data probably next Wednesday  
2 from the leaching tests. And after that we should have  
3 a draft report out sometime in July -- draft technical  
4 report out on excavating chromium.  
5 DOUG KERN: Roger, on Building 1065, were  
6 there any changes or modifications, anything like that,  
7 due to the comments that were submitted on the draft?  
8 ROGER HENDERSON: There were extensive  
9 comments associated with it, and there were changes  
10 with the 1065 CAP as a result of the comments.  
11 DOUG KERN: Anything with respect to remedial  
12 alternatives?  
13 ROGER HENDERSON: Some of them were  
14 clarified. There were some misunderstandings on how  
15 deep we were to excavate into the groundwater, if that  
16 was the case. So that was clarified, and I think we  
17 may have simplified some of the remedial actions, as  
18 well, to make them a little bit clearer tonight.  
19 DAVID WILKINS: Yeah, but I think the major  
20 point about Building 1065 Corrective Action Plan and  
21 some of the other ones that the Army is in the process  
22 of working on -- since they were published as draft  
23 finals because of the imminent nature of the Army Trust  
24 program transfer and the likelihood, or at least the  
25 possibility, that the Trust may want to change the

7

1 DAVID WILKINS: He just stepped out. He's  
2 coming back in.  
3 JULIA CHEEVER: Dave, who is Mr. Ellgas? Is  
4 he from the army, or the engineers?  
5 DAVID WILKINS: Oh, Robert is one of the  
6 scientists who works over at the IT Corporation, and  
7 he's been involved in the Crissy Field project. And  
8 any further introduction, he can give about himself.  
9 (Setup/discussion off the record.)  
10 DAVID WILKINS: While we're getting this  
11 sorted out, I suggest we move on to the other items on  
12 the agenda.  
13 DOUG KERN: Very well. Item 5a,  
14 "Building 1065."  
15 ROGER HENDERSON: The Building 1065 Revised  
16 Draft Final Corrective Action Plan is out for public  
17 comment. Do you recall when it went out? I have it on  
18 my desk.  
19 DAVID WILKINS: We mailed the notice out, and  
20 we will mail copies out by the end of next week.  
21 ROGER HENDERSON: So that should be out for a  
22 30-day review. So if you have comments, give them to  
23 Dave Wilkins.  
24 And then b), "Army Corps of Engineers Status  
25 Report on Hexavalent Chromium Investigation": We will

6

1 remedies selection for those documents:  
2 We published these documents as a draft final  
3 in order to close out the Army's obligation in that  
4 particular program. And then from this point on, we'll  
5 give the -- in other words, in this case, like for this  
6 document, we will give the comments over to the Trust  
7 when they assume responsibility for this site and all  
8 the other ones. And they would actually take this  
9 document and put it into their format, and they would  
10 then be the cleanup authority.  
11 But we're completing this exercise because we  
12 had that obligation to do it. But final remedy  
13 selection and how responses may be made to comments  
14 made we would like to come from the Trust, once they  
15 assume responsibility for the cleanup program.  
16 ROGER HENDERSON: The same approach is used  
17 in the Building 637. You see the fax sheet here: It's  
18 a "Revised Draft Final" instead of a Revised Final  
19 because the Trust is going to take over for that.  
20 We'll leave it in their capable and competent hands.  
21 I believe Robert is ready, so without further  
22 adieu we can start with Robert Ellgas's presentation on  
23 "Ambient Concentrations of Metals in Chert and Shale."  
24 PRESENTER ROBERT ELLGAS: Well, thank you,  
25 Roger. I'm sorry about the technical difficulties at

8

1 first.

2 My name is Robert Ellgas. I'm the technical  
3 manager for ITF here at the Presidio. This evening I'm  
4 going to be speaking on a study that ITF conducted on  
5 behalf of the Army into evaluating the ambient  
6 concentrations in chert and shale that is found out at  
7 the Presidio. I'll describe a little bit more where,  
8 and what the motivation is for this study in just a  
9 moment.

10 In terms of summarizing what I'll be doing:  
11 The motivation behind the study; the information that  
12 was necessary before we made the decision to go forward  
13 with it -- I'll be presenting the background  
14 information; the objectives of the study, what we hope  
15 to accomplish; the approach that was used for  
16 completing the calculations that were necessary for  
17 coming up with background concentrations; what those  
18 results were; a few items on how we might interpret the  
19 results, and whether we accomplished our objectives.

20 The motivation behind our study was that we  
21 were completing a number of remedial excavations out at  
22 Crissy Field area. And especially in the Building 950  
23 area, we noted that there was an approximate 1.5-foot  
24 layer of chert and shale fill mixture that was found  
25 there.

9

1 The fill had not been previously  
2 characterized, and we were noting that with the analyte  
3 list that we had in the Crissy Field area, that several  
4 metals were driving our excavations -- zinc in  
5 particular -- in the Building 950 area. And we had the  
6 thought that it was possibly being driven by naturally  
7 occurring concentrations of the chert and shale that  
8 were found out there, so we developed an approach  
9 toward actually studying that possibility.

10 What we founding out at Building 950,  
11 typically, was a layer of about a foot and a half of  
12 this reddish-brown chert/shale fill mixture; and under  
13 it, another fill mixture: This was a tan sand and a  
14 greenish serpentinite cobble dirt or boulder type fill  
15 mixture.

16 And under that was the beached-in sand that  
17 was probably the original naturally occurring material  
18 out there.

19 Groundwater is typically found at about  
20 6 feet.

21 As an example of one of our excavations -- we  
22 had several photos here of the excavations in the  
23 950 area, and this was a 6.5-foot excavation  
24 (indicating). You can see the layer here of  
25 reddish-brown chert, which in this case is about a foot

10

1 and a half; and under it a tan sand with -- if you can  
2 see close-ups on the photo -- there are a number of  
3 boulders. These are serpentinite boulders that are  
4 found there.

5 And in the deeper area -- that's the  
6 beached-in sand, going to 6 feet here -- we oftentimes  
7 found in this particular excavation that at high tide  
8 we have water in the excavation right here.

9 (Indicating): This is somewhat of a  
10 high-contrast photo, a little bit dark here, but we can  
11 find the same layers -- the reddish-brown chert/shale  
12 fill mixture; the cobbles for serpentinite mixed with  
13 the tan sand; and at the bottom of this 5-foot  
14 excavation, the beached-in sand.

15 In this particular photo -- these are all  
16 three different subexcavations within the 950 area --  
17 this photo, we can see at the periphery --

18 And it's certainly better when it's a  
19 brighter photo.

20 -- we can see a one-foot thick layer of the  
21 chert. But it is not present in this location  
22 (indicating) possibly because it had already been  
23 removed.

24 JULIA CHEEVER: Excuse me. Do you mind  
25 defining what chert is, geologically?

11

1 PRESENTER ROBERT ELLGAS: Yes, it's a rock  
2 type that's found in -- I'll go into a little bit more  
3 detail on that in just a minute. It's kind of a  
4 semihard rock type. It's, I believe, in the  
5 sedimentary class, but it's one of the harder  
6 sedimentary rocks. So I'll show pictures of actually  
7 how it was deposited. Shale and chert are typically  
8 found in the rock types that are in the Bay Area. And  
9 I'll go into that a little bit more.

10 So we did encounter this rock type at Crissy  
11 Field. We also know that it is found throughout the  
12 Franciscan Formation. Franciscan Formation is the only  
13 exposed rock type in the entire Bay Area. A USGS  
14 employee named Julia Schlocker wrote a professional  
15 paper back in 1974 on the Franciscan Formation and went  
16 into a lot of detail on the two rocks that I'm speaking  
17 about tonight -- the shale and chert.

18 Shale is found in about 10 percent of the  
19 Franciscan Formation, and it's also composed of  
20 3 percent radiolarian chert. Radiolarians are fossils  
21 that are found in the chert.

22 The chert and shale are almost invariably  
23 interbedded in the southern portion of the Marin  
24 Peninsula. The shale ranges from a thin layer film to  
25 up to about 2 inches thick -- rarely beyond that. But

12



1 there are a large number of observations that we made  
2 for shale layers that are thicker than 2 inches.  
3 The typical color is a dusty red to a dark  
4 reddish-brown, but weathering and hyperthermal activity  
5 can very much turn the shale and chert into a white to  
6 a light bluish-gray color.

7 (Indicating): This is an example of a  
8 road-cut in the road some of you might be familiar  
9 with, the first left turn north of the Golden Gate.  
10 You can go to the top of that hill, and you can see  
11 this particular chert/shale mix. It's characteristic  
12 of the reddish-brown. It didn't turn out to be  
13 particularly clear, but you can still see that  
14 reddish-brown color here. The chert is more resistant  
15 to weathering. The shale oftentimes breaks down rather  
16 quickly. I'll show you some close-ups of this kind of  
17 material.

18 (Indicating): This is an example of another  
19 bed of interbedded chert and shale. The close-up here  
20 shows you the resistant chert, once again, which does  
21 not break down very easily, and the interbeds of shale.  
22 The handle of the hammer is about a foot long, so that  
23 gives you a chance to gauge how thick these beds are.

24 This is my brick and mortar photo. It looks  
25 pretty good; I mean you have a lot of the brick-like

13

1 broken, fractured chert here (indicating), and the  
2 border is the shale.

3 (Indicating): This is an example of a  
4 chert/shale interbed where the weathering is much more  
5 significant. It's hard to distinguish that kind of  
6 layer that you saw in the other photos. In the  
7 close-up of this you can see that there's hardly any  
8 visible resistant chert. The color, once again, being  
9 a bluish gray, is indicative of weathering.

10 (Indicating): Here's an example of where the  
11 beds are much thicker for the shale and is found  
12 elsewhere. A close-up of this particular photo shows  
13 that this is about a 6-inch-to-8-inch-thick shale bed  
14 here (indicating), right at the mallet of the hammer.

15 And given that fact, you can see -- at least  
16 in the formations that we found in the Southern Marin  
17 Peninsula -- we are having thicker layers of chert  
18 that's typical in the chert/shale interbeds -- or  
19 excuse me -- thicker layers of "shale."

20 Another example of this -- I don't have a  
21 close-up of this, but you can see: Where the arrow  
22 comes out here -- I guess it doesn't very well -- this  
23 is probably about an 8-to-10-inch shale bed here.

24 Now, what does this mean? Why did we go to  
25 the Southern Marin Peninsula to be looking at chert up

14

1 there when our chert was on site? Well, the fact is  
2 that there are some striking similarities between our  
3 on-site chert and the chert that we find in the  
4 Southern Marin Peninsula.

5 Going back to an earlier photo, from a color  
6 point of view: This photo indicates a reddish-brown;  
7 this is characteristic of unweathered chert. And this  
8 (indicating) photo indicates the same unweathered  
9 reddish-brown color to chert.

10 When our field staff went to collect some  
11 samples, they found that the breaking patterns and the  
12 texture of the chert was also quite similar to the  
13 Presidio chert and the Southern Marin Peninsula chert.

14 Schlocker says that there is only a minor  
15 chert outcrop at the Presidio, found in the  
16 inaccessible crystal -- (inaudible) -- areas. So the  
17 chert that's found in Crissy Field, it was unlikely  
18 that it came from anywhere in the Presidio.

19 It seems that -- it's speculation; this is  
20 unknown -- but it's a likely explanation that the  
21 quickest and the cheapest and the easiest way of  
22 getting chert to the Presidio would probably have been  
23 by barging it in from a location where it's quarried in  
24 the Southern Marin Peninsula, since that's the closest  
25 location. It could very well have come during the 1915

15

1 fill, during the 1915 Panama Pacific Expedition.

2 So we believe it would be consistent to be  
3 doing the same kind of calculations on ambient  
4 concentrations in the chert and shale as we've done for  
5 other soil types in the Presidio. And if the ambient  
6 concentrations for metals that are naturally occurring  
7 in these materials are higher than what could be the  
8 established risk-based cleanup levels for a particular  
9 location where this material is found, then it would be  
10 appropriate to establish the clean-up levels at the  
11 ambient concentrations.

12 So the objectives of our study were to  
13 compare the metals concentrations in the Presidio chert  
14 to the metals concentrations in the chert of the  
15 Southern Marin Peninsula; if the results were  
16 comparable, then to consolidate the data, and to  
17 establish the ambient concentrations for the metals and  
18 the chert.

19 Now, as far as shale goes: The shale was  
20 disintegrated at the Presidio. And it was difficult,  
21 if not impossible, to collect shale samples without  
22 them being mixed with other soil types. So we could  
23 not collect shale samples to compare to off-site shale  
24 samples. But we could compare the chert for the  
25 Southern Marin Peninsula and the chert from the

16

1 Presidio.

2           In collecting our samples, we -- (indicating)  
3 this is a profile plan view of the Building 950  
4 excavations, and all the interior ones are  
5 subexcavations. The samples were collected at the  
6 boundaries of the subexcavations during our entire  
7 process of carrying this out. This was an intermediate  
8 step, so we ended up dissolving some of those  
9 boundaries at later points, but these were at the  
10 boundaries of cleaning sidewalls of excavations where  
11 we collected our chert boulders. Again, no shale  
12 samples were collected; no boulders of shale were  
13 located.

14           In the Marin Peninsula, the four whited areas  
15 here (indicating) were the locations where we collected  
16 both chert and shale samples. At Building 950, we  
17 collected 19 chert samples; at the Marin Peninsula we  
18 collected 15 more. And we also collected 15 shale  
19 samples.

20           After collecting the samples, we prepared  
21 them for the Marin Peninsula samples. That was  
22 relatively easy; all we needed to do was just pulverize  
23 the samples and put them into four-ounce jars.

24           For the Presidio samples, we brushed them  
25 clean of any contacting soils and rinsed them with

17

1 DI water; broke them, took center sections and  
2 pulverized those, and used those for analysis -- which  
3 was the next step.

4           The analytical methods that were used were  
5 6010 for all metals except mercury, and 7471 for  
6 mercury. We analyzed for 20 metals that are listed in  
7 the Main Installation Feasibility Study. With these  
8 data, we were able to calculate ambient concentrations.

9           The process that we used for doing that -- I  
10 won't go into the details, but if people do have  
11 questions, I'll be glad to answer them. We took the  
12 data sets for the Presidio and for the Southern Marin  
13 Peninsula, and we decided whether they could be  
14 analyzed or not.

15           We classified them into two different groups:  
16 The censored data sets, which were the ones that had  
17 nondetectable concentrations as a subset for those  
18 concentrations, and the uncensored data sets, which are  
19 ones that had all detectable concentrations. The  
20 censored data sets were further subdivided into those  
21 where we could do analysis, which means we had more  
22 than three detections out of that group of samples.  
23 Those that had three detections or less, we had to  
24 state if the background concentration was near or below  
25 the reporting limit. That's a decision that we had to

18

1 make because the analysis couldn't be done on that.  
2 Most of the results were not intact.

3           Data sets were screened by eliminating or  
4 considering for elimination the "outliers," as they are  
5 called. The outliers are data that are beyond  
6 statistical limits, and if there was a good basis for  
7 eliminating them, we would.

8           When we compared the data sets, which was the  
9 next step, we found that the data sets were comparable  
10 for the Southern Marin Peninsula chert and the Presidio  
11 chert for all metals except chromium. And that  
12 comparability -- with all of the data included, not  
13 excluding any of the outliers -- meant that we could  
14 consolidate all of the data. And it was not  
15 appropriate to be excluding any of the outliers in that  
16 case.

17           It was possible then to consolidate all data  
18 sets for all metals for the Presidio chert and the  
19 Southern Marin Peninsula chert. They were  
20 indistinguishable statistically.

21           Chromium also was indistinguishable if we  
22 lowered our significance level for the statistical  
23 test. And that made the two chromium data sets also  
24 able to be consolidated.

25           Based on the consolidated data sets -- 34

19

1 chert samples and 15 shale samples -- we were able to  
2 calculate background cutoff values. Background values  
3 are not necessarily a specific number. The  
4 concentrations go over a wide range, and you have to  
5 establish a point to cutoff value that's appropriate  
6 for background.

7           And the cutoff value that was chosen was the  
8 97.5 quantile of the distribution. That means that  
9 there are 2.5 percent of the data that would be  
10 considered to be beyond background concentrations and  
11 would need to be cleaned up, were those concentrations  
12 to be found at another location with these materials.  
13 When, in fact, those concentrations actually represent  
14 background; that's what's called a "false positive  
15 error."

16           This table (indicating), which is attached to  
17 your handout -- in enlarged form so you can review it  
18 at your leisure -- presents all of the results for the  
19 chert and shale compared to other soil types that are  
20 found at the Presidio.

21           One number that I would like to point out,  
22 just because it was the driver for many of our  
23 excavations at Crissy Field, is the zinc concentration.  
24 You can see that zinc and chert is 47 parts per million  
25 at that value; whereas, we were using cleanup level, 89

20

1 parts per million, for serpentinite.

2           However, shale is 143 parts per million as  
3 the cutoff level for zinc. So one of the real  
4 questions is: If you have a chert/shale mixture as a  
5 fill mixture, then if you're going to take a sample of  
6 it, how do you establish a background level?

7           A sample would have to be a weighted  
8 concentration, depending on the proportions of chert  
9 and shale that were found in the sample. And that  
10 could raise the "43" up proportionately by the amount  
11 of shale that is found. So you can look at the  
12 individual numbers, but because this is a mix, both  
13 numbers would have to be used depending on what the  
14 proportion is for each of the individual rock types.

15           One other thing that we did prior to data  
16 conclusions is compare these results to data that are  
17 represented in the Schlocker document that I was  
18 telling you about. He took a number of chert and shale  
19 samples and calculated the concentrations for various  
20 metals in those samples. Using his data and comparing  
21 it to ours, we found that in most cases the results  
22 were comparable, but for many of the Schlocker results,  
23 the concentrations were considerably higher. And the  
24 interesting thing is to try figure out why that was the  
25 case.

21

1 chert, it is likely that they would also be comparable  
2 for the shale.

3           So thank you. Does anyone have any questions  
4 they would like to ask?

5           JULIE CHEEVER: These are just very basic  
6 questions. What is the geographic extent of the  
7 Franciscan Formation?

8           PRESENTER ROBERT ELLGAS: Oh, it ranges all  
9 the way from up in Washington to maybe down in -- I  
10 think it's somewhere south of San Jose, where we're  
11 finding no longer outcrop's the principle rock type.  
12 So it's huge.

13           JULIE CHEEVER: Then when you find this  
14 one-and-a-half-foot layer on top of Crissy Field, is it  
15 quite fine, like earth, or is it little rocks? Or  
16 what's the --

17           PRESENTER ROBERT ELLGAS: It's broken down  
18 just like a fill material would be. For example, in a  
19 quarry, this rock's somewhere; then it would have to  
20 have been disintegrated. As you saw in the Marin  
21 Peninsula, the chert was weather resistant, and the  
22 shale was quite disintegrated.

23           But if you were quarrying a rock, then all of  
24 the somewhat resistant to at least weathered type rocks  
25 are going to break down. And when we were actually

23

1           We surmised that it could be for several  
2 possible reasons. One is that he chose another source  
3 for the chert or shale, and that source could have had  
4 a higher concentration than what was in the Marin  
5 Peninsula. It wouldn't necessarily be where we took  
6 those samples.

7           He could have used a different laboratory  
8 technique. Also he had fewer samples, and that created  
9 higher variances when those variances were calculated.  
10 Variances are used for establishing cutoff value, so  
11 his numbers could have been higher for that.

12           But the comparability for many of the metals  
13 indicated that there was not a lot of difference  
14 between the Schlocker chert and shale and the Presidio  
15 chert and shale and the chert and shale that we found  
16 in the Southern Marin Peninsula.

17           So our conclusion for the chert data is that  
18 the metals concentrations in the Presidio are not  
19 significantly different from chert metals  
20 concentrations in the Southern Marin Peninsula.  
21 Therefore, the data were able to be consolidated to  
22 calculate ambient concentrations.

23           And because of the interbedded nature of  
24 chert and shale throughout the Southern Marin  
25 Peninsula, if the results were comparable for the

22

1 taking our samples of chert, they broke apart very  
2 easily. So if you're out there with an excavator  
3 quarrying, although it is quarrying material, yes, it's  
4 going to be very broken down. And that's exactly what  
5 we found in the Presidio.

6           ROGER HENDERSON: It was used as an aggregate  
7 base, when you lay down "40 percent asphalt.

8           JULIE CHEEVER: Okay, thank you.

9           DOUG KERN: What was sort of the reasoning  
10 being given, the timing of the study versus the  
11 cleanup? What was kind of a reason of doing it?

12           PRESENTER ROBERT ELLGAS: Well, originally,  
13 like I said, there was clearly a zinc driver to many of  
14 the 950 excavations and a number of other areas around  
15 Crissy Field. And so we thought that if we could find  
16 that there was a higher concentration for zinc than we  
17 might actually -- than was in these naturally occurring  
18 materials, we might actually be drawing in a number of  
19 the naturally occurring concentrations rather than this  
20 actually being above the naturally occurring  
21 concentrations.

22           DOUG KERN: Yeah, I understand. But given  
23 that -- like most of the work had been done --

24           ROGER HENDERSON: No, this was started --

25           PRESENTER ROBERT ELLGAS: This was actually

24

1 in the middle of the work.

2           ROGER HENDERSON: It just took longer. And  
3 the issue started to surface when we kept getting  
4 results -- we had cleanup levels in that area of 89 for  
5 zinc. And we kept getting results of 110, 115, 120...  
6 We had some which were very high, like 4- to 5,000.  
7 That's obviously something that's not background or  
8 chert and shale.

9           It became evident to us quickly that there  
10 was a different rock type there. It wasn't what we had  
11 expected out there. It wasn't seen in the earlier  
12 drawings, and it was missed because it was a fairly  
13 thin layer, and oftentimes it got skipped.

14          The issue for us then became: Are we  
15 cleaning up aggregate base? It just depends on  
16 naturally occurring higher concentration of, say,  
17 zinc --

18          And if you look on the list here, you'll see  
19 it also has some higher concentrations of copper --  
20 quite higher -- over what our cleanup levels were in  
21 '88 -- or, I guess, between '52 and '88.

22          So we embarked on the study, but the study  
23 took longer than it did to clean up. If we had  
24 continued and if we couldn't have gotten clearance, we  
25 would have stopped and said, "No, we're not going to go

25

1 any farther. It looks like what we're doing is digging  
2 out the chert or shale that was put there as an  
3 aggregate base, and that was its intended use." It was  
4 something like approximately 5 or 6 PPM.

5           We probably did excavate a large amount of  
6 this material at these ambient levels that probably  
7 didn't need to come out. But it's been done, so...

8           And also the other reason was if this  
9 material were to be encountered somewhere else at some  
10 other later date -- say underneath the parking lot or  
11 something around here -- then we would have these data;  
12 we wouldn't have to go through this again.

13          PRESENTER ROBERT ELLGAS: Any other  
14 questions? All right, thank you.

15          MICHAEL WORK: One question for the Army in  
16 general: Is this going to be written up and submitted  
17 for regulatory review?

18          ROGER HENDERSON: Not for regulatory review.  
19 It will be written up and put out for information.

20          SHARRON REACKHOF: Like a technical paper?

21          ROGER HENDERSON: Probably.

22          MICHAEL WORK: But you're not proposing to  
23 change any cleanup levels?

24          ROGER HENDERSON: Since we're turning  
25 everything over to the Trust, we'll leave it to them.

26

1           DOUG KERN: Anything else on this item?

2 Thank you.

3           Item 5c:

4           "Presidio Trust Status Report, Golf  
5           Course Cleanup."

6           PRESENTER MICHELLE KING: Well, for those of  
7 you who don't know me, I'm Michelle King from  
8 Erler & Kalinowski. We're the consulting center  
9 working with the Presidio Trust. And actually, I want  
10 to thank you all for having us here tonight so we can  
11 have an opportunity to talk about the work we've just  
12 completed recently at the golf course.

13          Probably everyone in the room knows where the  
14 Presidio Golf Course is. The work that was being  
15 performed is right near the construction site of the  
16 new Clubhouse by the Arguello Avenue entrance to the  
17 Presidio.

18          What happened was the Army started  
19 construction -- or actually, the Trust started  
20 construction at the golf course site last year, and  
21 they ran into contamination that was believed to be  
22 tied to some of the former underground storage tanks at  
23 the Presidio. At that time the Army excavated what it  
24 could do, but they were limited by a building that was  
25 present. And they couldn't go further until the

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1 building was torn down. And there was visible  
2 contamination left underneath this building.

3           So once the Presidio Trust tore down the  
4 building, then things were getting urgent with the  
5 schedule to do the work, and they ended up hiring us to  
6 come in and sort of do a fast-track cleanup because  
7 their contractor needed to get into the site, and they  
8 were limited from doing their work.

9           So we got authorization to proceed for the  
10 work on March 3rd. And I'm sort of laying this out  
11 with sort of the timing of all the different activities  
12 that we did. It was a five-week project. It was fast,  
13 but I'm glad to say that it's nearly over -- or it is  
14 over except for writing up the report.

15          After a week we submitted a Work Plan to the  
16 Regional Board and to the Army for review, and they  
17 were kind enough to do a very fast review.

18          In fact, Joseph Chou of the Regional Board  
19 was actually over in Taiwan, and he performed his  
20 review over there and E-mailed me his comments. And  
21 Roger Henderson, on behalf of the Army Corps of  
22 Engineers, also provided me comments in a very short  
23 time frame.

24          As much as possible we do try to incorporate  
25 them into the field activities that were being

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1 performed and actually starting on the 17th. We've  
2 patched out to you the Responsive Summary that we've  
3 prepared, which is a response to the comments. And at  
4 the back of it is attached all the comments received by  
5 the Regional Board and by the Army Corps of Engineers.

6 Just so you're aware of -- Roger happened to  
7 put his comments directly into my electronic version of  
8 the document. And I know you haven't been provided  
9 with a copy of the Work Plan, but the Work Plan is  
10 there, and it's been annotated. But at least you can  
11 sort of see what we've set out to do in this project if  
12 you've spent time reading this.

13 In short -- I don't want to go into the  
14 length of the comments, but I would like to say a few  
15 words. One of the things that came out of the  
16 Regional Board comments was a concern over some  
17 residual petroleum that was left in place by some of  
18 the bedrock. In one of their excavations, they  
19 encountered bedrock in which there was still visible  
20 contamination and just stopped because of the bedrock.

21 And the Regional Board was concerned about  
22 how much contamination remained and what was going to  
23 be done in the future. And at this point no one -- the  
24 Army and the Trust haven't talked about where to  
25 proceed with this work. But there had been concern

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1 with "Could there be impacts to groundwater by this  
2 residual petroleum contamination?"

3 Another question that came up from both the  
4 Corps of Engineers and the Regional Board was -- the  
5 cleanup levels for the site were dependent upon how far  
6 groundwater was from contamination. If the  
7 contamination was more than 5 feet to groundwater, then  
8 the cleanup levels would be higher than if groundwater  
9 was really close to the contamination. And we had no  
10 data on the depth to groundwater at this particular  
11 site.

12 So taken together with the Regional Board's  
13 concern over the bedrock contamination and the depth to  
14 groundwater, the Trust elected to put in a monitoring  
15 well, evaluating the depth to water. The depth to  
16 water ended up being about 25 feet below ground  
17 surface. And the bottom of the excavation was 5 feet.  
18 So there's a 20-foot space between our excavation and  
19 the groundwater.

20 We sampled the well. That sort of -- if we  
21 go down the schedule (indicating) -- I just want to  
22 cover the results now:

23 We sampled the well and got the results  
24 actually today. We don't have all of the results back.  
25 This morning when I presented this to the Army earlier,

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1 we didn't have the results, but now we do have the  
2 results. And we found that the gasoline concentrations  
3 and BTEX -- which is benzene, toluene, ethyl benzene,  
4 and xylene -- and MTBE, which is in the news now --  
5 those were all nondetect. So this suggests that the  
6 residual contamination in the bedrock is unlikely to  
7 significantly impact the groundwater. So that was good  
8 news.

9 The other comment that came up several times  
10 by the Regional Board and by the Corps of Engineers:  
11 In the Work Plan there was a proposal to potentially  
12 use the overburdened soil -- the shallow soil that  
13 wasn't impacted -- for backfill when we finished the  
14 excavation. And there were questions over the sampling  
15 procedures and what cleanup levels we'd use, and  
16 discharge levels. There were various comments,  
17 probably about a half dozen related to this.

18 In the end, the short of it was that we  
19 couldn't use this overburdened material as backfill  
20 because it wasn't geotechnically suitable for backfill  
21 material. You couldn't achieve the compaction,  
22 et cetera, that was required by the reuse -- the  
23 contractors that were constructing the parking lot  
24 there in the future.

25 So in the Responsive this summer, I've

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1 provided a more detailed response to each of the  
2 comments -- more technical response. But the end of  
3 the story is, really, that we didn't use any of the  
4 overburdened soil.

5 So now we'll go into the excavation and what  
6 we found: When we mobilized to the site on the 17th of  
7 March, the first thing we did was to construct some  
8 potholes because we really didn't have much information  
9 about how far the contamination that was under this  
10 building extended.

11 Let me introduce you to the site here. This  
12 is the building that got torn down (indicating) -- as  
13 did this building and this building (indicating). But  
14 this is the one that was standing, and it was in the  
15 Army's way.

16 (Indicating) These two dark-gray areas  
17 represent the Army's excavations that were done last  
18 April.

19 And then the hash area (indicating), which  
20 I'll get into in more detail, was the area that the  
21 Trust just excavated.

22 But we put in these potholes (indicating) --  
23 one, two, three, four, five, and six -- for several  
24 reasons. The first was to have our field engineer get  
25 calibrated to what was out there. Because we had not

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1 worked at the site before, we didn't know what the  
2 contamination looked like, smelled like, where it was,  
3 the depth for the zone that it was in.

4 We also used the results of the potholes to  
5 get a sense of where the contamination might have ended  
6 on the outer extents. And you can see here  
7 (indicating): We didn't have visible contamination or  
8 odorous soil in three of the potholes.

9 We collected soil samples from these three  
10 potholes (indicating), and the data were used to help  
11 characterize the soil for purposes of disposal as well  
12 as to give us, as I said, sort of a calibration.

13 We looked at the concentrations of the  
14 petroleum hydrocarbons and compared it to the field  
15 screening measurements, which are measured on an  
16 organic vapor meter -- or OVM.

17 And the other thing that we found: The  
18 primary contaminant out there was gasoline and related  
19 constituents. And I don't expect you to read the  
20 numbers from there, but the concentrations of gasoline  
21 were on the order of about 1500 to 1800 milligrams per  
22 kilogram in the contaminated zone. And the cleanup  
23 level for gasoline is about 610 -- or it "is" 610; not  
24 "about."

25 The contaminated zone was observed in a

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1 two-and-a-half-to-four-foot range, and it really didn't  
2 appear to extend more deeply. So that was positive  
3 that we were going to limit the depth of our  
4 excavation.

5 So once we finished the pothole and got the  
6 results, Monday the 22nd we started excavating. And I  
7 just want to show you: This was -- you know, at the  
8 beginning, you see actually the date, "22nd."

9 (Indicating): You can see on this slide this  
10 layer is this visibly contaminated layer, which was  
11 roughly this 2-to-4-foot zone.

12 (Indicating): This little orange paint is  
13 where we happened to have collected an intermediate  
14 confirmation sample.

15 And we collected all of our confirmation on  
16 the sidewall from a depth of about 3 feet, with the  
17 idea that we wanted to track this contaminated layer to  
18 make sure that we removed all of the contamination.

19 I guess here's another picture of the  
20 excavation (indicating).

21 (Indicating): And now we're looking -- that  
22 first one was looking to the south; now we're looking  
23 to the west. And you can see this is the new golf  
24 course that's being constructed that probably many of  
25 you have driven past.

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1 And this is the common wall (indicating) with  
2 the Army excavation. And you can see there's a brown  
3 layer -- you're getting lots of like colors of soil  
4 today. We've got the brown layer of soil, which is the  
5 18 inches of clean fill that the Army placed on top of  
6 this other soil -- which is also clean soil, but it's  
7 soil that had been treated by the low-temperature  
8 thermal desorption, the LTTD, soil. You might have  
9 heard of that around here over the years. So now you  
10 can see that the LTD soil is this black stuff.

11 One thing I would like to also point out with  
12 the confirmation sampling procedures that we used: One  
13 day the Army came out and -- Robert is...

14 I couldn't help but look at you there.

15 But the Army came out and observed our field  
16 engineer and they noticed that he didn't change his  
17 gloves in between collecting samples, and they -- which  
18 there could have been a potential for some  
19 cross-contamination. There were a few other comments  
20 that they had.

21 And Bruce Handel, with the Corps of  
22 Engineers, called me to let me know this. And I  
23 immediately talked to our engineer, and he collected  
24 new samples and was informed that in the future he  
25 should be more careful.

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1 And also we went back and reevaluated the  
2 prior data that had been collected, and we're  
3 confident -- actually, it had been collected by a  
4 geologist, a different person -- and so we were  
5 comfortable with the quality of the data that we had  
6 been collecting. So we moved on. And actually, Bruce  
7 isn't here to thank personally, but I did thank him on  
8 the phone for providing me with the feedback, and I  
9 just wanted to share that with you.

10 Not to sidetrack too much, but these two  
11 things are Potholes 1 and 2 (indicating) -- just so you  
12 can see the potholes we had excavated down to bedrock  
13 when we were first getting familiar with the site. So  
14 we excavated till we reached our cleanup levels.

15 But just to give you a flavor of how the  
16 excavation changed with time -- again, this may be hard  
17 to see -- but the first day of excavation we removed  
18 the soil in this particular area, collected some  
19 confirmation samples. And these little diamonds  
20 (indicating) that are open diamonds -- not the black  
21 ones -- are where we exceeded the cleanup levels. And  
22 the areas that we had trouble getting -- reaching a  
23 clean sample was along this sort of southeastern edge  
24 and then down in this area (indicating). And there was  
25 actually what looked like an old gas line -- natural

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1 gas line -- that ran through the site in this area.

2 And that might have been a conduit to spread the  
3 contamination out.

4 The cleanup levels at the site, which we can  
5 cover on the next slide, were established at -- we used  
6 the most conservative cleanup level of the recreational  
7 values to protect recreational users, the ecological  
8 values to protect terrestrial organisms, and then the  
9 levels that are related to the depth to groundwater.  
10 So there were three sets of levels, and we used the  
11 most stringent.

12 And the most stringent for the site for  
13 gasoline was 610, which is over here (indicating). And  
14 benzene is 1.5. So this figure (indicating) shows all  
15 the confirmation sampling results and indicates that  
16 they're less than the cleanup levels. We also analyzed  
17 for diesel PAH's.

18 And I guess I neglected to mention early on:  
19 We did look for lead, as well, because there was  
20 concern that possibly the gasoline was leaded. And we  
21 found that the lead levels were on the order of  
22 12-to-13 milligrams per kilogram, which is well within  
23 the range of background levels.

24 Once we finished the excavation -- actually,  
25 in the middle of the excavation, we started to backfill

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1 because we were concerned about the schedule. And we

2 had those two areas that I pointed out where we were  
3 having trouble reaching our cleanup levels. And so  
4 we -- we had surveyed the excavation. And this part  
5 that had received clearance on the confirmation samples  
6 we started to backfill and, you know, moved our  
7 backfilling operations to the other half of the  
8 operation once we met the cleanup levels.

9 (Indicating): Just another picture of the  
10 backfilling activities.

11 There was some rock at the bottom of the  
12 excavation because of the wet conditions, and we had to  
13 put down some filter fabric before we could put soil on  
14 top of it.

15 And then this is a picture (indicating) that  
16 was taken -- I believe it was last week -- where we  
17 basically backfilled the site. This is someone doing  
18 compaction testing to make sure that the backfill met  
19 the geotechnical specifications that were required by  
20 the Trust.

21 So we finished the activity -- go back to my  
22 schedule -- just last Thursday. April 8th, we  
23 demobilized from the site, and within 15 minutes of  
24 taking our fence down, the site was all dirty from the  
25 golf course construction people, with their trucks

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1 driving all over the place. But they were happy to  
2 have free access to the site.

3 So we excavated about 1700 tons of soil,  
4 which is about 1100 cubic yards. And we're planning on  
5 preparing a report that will be submitted to the  
6 agencies and to the Army and to the public in a  
7 three-to-four-week time frame. So thank you.

8 DOUG KERN: Questions?

9 ROGER HENDERSON: Are you going to recommend  
10 closure of the site?

11 PRESENTER MICHELLE KING: At this point we're  
12 going to recommend closure of this part of the site.  
13 With regard to the part where there are still chemicals  
14 in the bedrock, we're going to have to look at the data  
15 and evaluate it. We will still need to get some  
16 additional information potentially from the Army to get  
17 a better handle on what was left at the bottom of that  
18 excavation.

19 Any other questions?

20 BRUCE MCKLEROY: What was the highest TPH  
21 level of your excavated soil? And I see on this map  
22 that the highest TPH that you left is 140. Is that  
23 correct?

24 PRESENTER MICHELLE KING: There's actually a  
25 420 that's on the western wall. It's actually on the

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1 common wall with the Army's excavation.

2 The highest concentrations that we measured  
3 were actually, I think, in the test pits, but actually  
4 I'm not sure. We have -- in your packet, you have all  
5 the tables, and I believe Table 3 shows all the data  
6 that were collected in the excavation. So you can just  
7 sort of run down that. But again, the work is so  
8 recent; I haven't had a chance to digest all the data.

9 The highest stats of that was 420. And then  
10 there was some benzene. The highest benzene was -- I  
11 want to say 1.2, maybe? There's a "1" here and a "1"  
12 up here (indicating). I think that was it.

13 BRUCE MCKLEROY: Could I also -- would you  
14 characterize your excavation as following what you  
15 would expect in the type of a plume generated from the  
16 tanks that are identified there?

17 PRESENTER MICHELLE KING: Yeah. I think on  
18 what we saw out there, it seems plausible that the  
19 petroleum that was released somehow hit a less  
20 permeable zone. And I would need to talk to a field  
21 engineer about it -- a little bit more about what was  
22 observed out there. But there were clearly different  
23 soil zones, and it could have then migrated along this  
24 zone.

25 And in addition, there was, as I mentioned,

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1 this gasoline -- not gasoline -- "natural gas line,"  
2 abandoned line which runs through the site that could  
3 have also been a conduit -- with, you know, the  
4 backfill surrounding that.

5 So no, it's not surprising. And it follows  
6 with the general topography in that these are the two  
7 areas that we were chasing or as you moved down the  
8 slope. So again, it was relatively consistent with  
9 what you would expect -- in some ways, I mean, almost  
10 bigger than what you would expect for a gasoline tank  
11 that I don't think was very big in size.

12 And the tank was, I believe, only down about  
13 3 feet below ground surface. So the zone of  
14 contamination was also consistent with the depth of the  
15 tank.

16 BRUCE MCKLEROY: Thank you.

17 PRESENTER MICHELLE KING: Julia?...

18 JULIA CHEEVER: Well, it's really great  
19 having all this detail, but -- and I think scientists  
20 don't like to oversimplify -- but if you'd like to  
21 explain just for general information for the public, in  
22 only about two or three sentences, what the most  
23 significant chemicals of concern were and why they were  
24 of concern.

25 If you had like two or three, what would you

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1 say they were?

2 PRESENTER MICHELLE KING: Sure. Well, in  
3 this case, gasoline and benzene were the two chemicals  
4 that, as I said, were driving the cleanup -- which  
5 means that, relatively speaking, compared to what was  
6 present at the site, they had the most stringent  
7 cleanup levels.

8 And benzene is a carcinogen, and it's a  
9 component of gasoline. As you may be aware, gasoline's  
10 made up of many types of petroleum hydrocarbons,  
11 individual compounds. Benzene, toluene, ethylbenzene,  
12 and xylene -- or BTEX's, as they're often shortened  
13 to -- are the significant components that are typically  
14 measured by environmental engineers when they do field  
15 work. And that's because this happens to be toxic  
16 information in the literature, and some of them are  
17 considered priority pollutants.

18 And so that tank was -- it was actually  
19 potentially a mixed-use tank, but clearly what had been  
20 released from the tank appears to be gasoline.

21 And similarly, the tank where we put the well  
22 in, that also was a gasoline tank. So that's the short  
23 of it there.

24 ROGER HENDERSON: What was the groundwater  
25 gradient estimate at the test site?

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1 PRESENTER MICHELLE KING: We didn't measure  
2 the gradient. We put the well --

3 ROGER HENDERSON: -- (Inaudible) -- Well, you  
4 couldn't, so --

5 PRESENTER MICHELLE KING: Right.

6 And we put the well in a location that was a  
7 presumed down-gradient direction from the tanks. We  
8 tried to go, to the best of our ability, downslope from  
9 the former tank excavation.

10 But the one thing that I will say is that we  
11 didn't know exactly where the Army's excavations were  
12 in the field. We didn't have any survey data at the  
13 time we put the well in. We really were going off of a  
14 hand-drawn map and measuring off and trying to really  
15 effectively guess where to put the well.

16 And we were provided the survey data just  
17 last week, so now we know that the well may not exactly  
18 be optimally placed, based on where their excavation  
19 is. But it was the best we could do at the time.

20 Okay? Thank you very much.

21 DAVID WILKINS: Okay. Now we can move on to  
22 Water Board comments. And in the absence of  
23 Joseph Chou, let me just comment about a couple of  
24 these things here.

25 First of all, his comments on the Golf Course

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1 Work Plan were included in the packet that you just  
2 received from Michelle, that Sharron passed out.

3 And then he's -- the Water Board's also going  
4 to submit comments in reference to the other issue  
5 about the soil that was spread on Crissy field from the  
6 ground-up asphalt. That was in response to the letter  
7 sent to the Water Board by the Army. The comments from  
8 the Water Board are going to be similar to the comments  
9 that have already been -- or, I'm sorry -- response to  
10 the Army's letter from the DTSC -- that it's basically  
11 a nonissue.

12 But the Water Board has, I think, one other  
13 caveat. They're going to ask that some type of soil  
14 management plan, or something of that effect, be  
15 prepared for these soils at Crissy Field. So other  
16 than that, that's about it on those issues. Okay?

17 DOUG KERN: Item 5e. Five-year anniversary  
18 of the RAB. We don't have a large crowd here. I was  
19 going to just run over some of the highlights, so I'll  
20 take about five minutes. I think we have more than  
21 five minutes of highlights, but most of the people in  
22 the room have been along for the ride, so we know the  
23 highlights.

24 I think something that shouldn't go  
25 unrecognized is work on the Charter that the RAB did at

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1 the very beginning. That charter has been a model for  
2 other RAB's throughout the country. And it lasts with  
3 us to this day, and we'll continue it into the future  
4 in some form.

5 Just looking at some of the early issues that  
6 were important: I remember Sol Levine, an important  
7 member of the early RAB early on, got us really  
8 involved in the lead issue. And I think that's a  
9 tremendous legacy for Sol that it continues to be a  
10 pretty high-profile effort here at the Presidio -- and  
11 it always has been basically since he raised it. I  
12 still remember that RAB meeting where he, in his gruff  
13 way, sort of -- "So are you going to test for lead, or  
14 not?" -- as only Sol can do. Basically the Army did  
15 after that.

16 I recall us getting involved in a lot of  
17 different studies early on. Building 637 was one of  
18 the first petroleum sites. That was pretty early -- I  
19 think in '96, as I recall -- we were working on that.  
20 And we're still working on it.

21 The 1997 I'm up to now; we did a lot of  
22 things.

23 I know '96 we began working on DEH. Got that  
24 going as one of our first sort of consensus building  
25 groups. And that went on to the Crissy Field Consensus

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1 I remember one New Year's Eve when the RAB  
2 was going to try to get together a bunch of maps, and  
3 one of the guys from Montgomery Watson got us a bunch  
4 of copies of maps to allow us to do some work on that.  
5 That was on the three EE/CA's, which eventually we got  
6 to about a year later. But it was good we worked that  
7 New Year's. But we were ready to go.

8 So I do want to thank a lot of contractors.  
9 They have really been a help to us.

10 Also to the Army project managers, Roger and  
11 Dave and Bruce. It's been kind of an interesting road  
12 with you guys. And we haven't always agreed, but I  
13 think the RAB -- I want to again congratulate -- is  
14 always respectful in their comments. And we understood  
15 you guys had a job you were trying to do, so I think it  
16 was done in the spirit of cooperation -- at least  
17 trying to get the best job done here at the Presidio.  
18 So I wanted to thank you guys for your efforts along  
19 the way these past five years.

20 We've had a great regulatory group of folks.  
21 Hopefully, we'll continue to work closely with those  
22 guys and the members.

23 A special thanks to Brian and Roberta for a  
24 tremendous amount of work on their part, helping out  
25 the public members of this group along the way -- and

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1 document. I think we spent nearly a year working on  
2 that project, and we're just seeing the results of all  
3 that work.

4 I think it was also in '97 that we came up  
5 with the RAB Resolution on Landfills. That remains  
6 sort of an outstanding issue.

7 Major comments on the feasibility study --  
8 you know, I haven't gotten my response to that  
9 feasibility study yet.

10 ROGER HENDERSON: Must have gotten lost in  
11 the mail.

12 DAVID WILKINS: Don't expect them any time  
13 soon.

14 DOUG KERN: We're waiting for those.

15 And then '98 was pretty much a period of  
16 waiting for all of us out here in the audience, and I  
17 wanted to sort of thank all the RAB members  
18 particularly for your patience through that period.

19 Along the way there have been a number of  
20 people that we've been involved with, starting with  
21 some of the Army contractors that have been very  
22 helpful to the RAB along the way. I wanted to thank  
23 them for, you know, helping us understand various  
24 issues; get bits of information to us along the way;  
25 help with maps.

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1 plus steadfast contribution, I think, along the way  
2 towards cleanup. Much appreciated. A lot of credit  
3 goes to you guys.

4 And, of course, most recently the Presidio  
5 Trust making incredible contribution in taking on a big  
6 load of the work to get this thing moving ahead. And  
7 that's it in about seven minutes or so.

8 So we have a lot to do. Now we're into the  
9 future category -- "Outlook for the Future." A lot of  
10 sites remaining to be cleaned up. We've kind of gotten  
11 started with Crissy Field. I'm sure the RAB is going  
12 to play a continued important role in oversight and  
13 hopefully see a lot of these remedial alternatives,  
14 that we've pushed so hard so long for, implemented and  
15 carried out in the next four or five years.

16 Any comments from anybody? Peter?...

17 PETER O'HARA: Where's Rob Reinhardt when you  
18 need him?

19 DOUG KERN: Oh, yes. We have -- there are  
20 many folks who are not here with us tonight. Rob paid  
21 a tremendous number of contributions.

22 Jan Baxter is another in that group of souls  
23 who lit up the RAB evening so nicely.

24 HOWARD NATHIEL: Are you crying?

25 DOUG KERN: Yes, I'm crying.

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1 Any other contributions for this sort of  
 2 short, minute, nostalgic look back?  
 3 JULIE CHEEVER: I'm curious how many people  
 4 here -- I think it's maybe about four -- were original  
 5 members of the RAB five years ago. You want to raise  
 6 your hands?  
 7 (Original members complied and were  
 8 acknowledged.)  
 9 DOUG KERN: So with that, onward to more  
 10 incredible excavations in the future.  
 11 "Monthly Report." What in the world is the  
 12 monthly report?  
 13 DAVID WILKINS: Well, I think that's normally  
 14 the time for Mark or you to talk about what happened in  
 15 today's RPM meeting, but I think pretty much everything  
 16 that was presented this evening was also represented at  
 17 the RPM meeting. So I don't think there's any more to  
 18 add to that, Mark, do you? That about covers it?  
 19 MARK YOUNGKIN: The status report on the  
 20 ongoing work.  
 21 DOUG KERN: Is there any remaining work at  
 22 Crissy Field, like any excavation still ongoing?  
 23 DAVID WILKINS: Yes, there's still an  
 24 excavation along the cliff face, which would be --  
 25 what -- just south of the 950 area, that's still got to

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1 be finished up. A pretty small area. But that's  
 2 expected to be completed by the end of the month, from  
 3 what I understand. That's the last spot.  
 4 DOUG KERN: Any other questions along those  
 5 Monthly Report items?  
 6 The Nike facility is now at rest?  
 7 DAVID WILKINS: Yes.  
 8 DOUG KERN: I see.  
 9 DAVID WILKINS: Except for the closure  
 10 roster -- or Completion Report, rather.  
 11 DOUG KERN: As always, we can get our loads  
 12 of action items for the next RAB meeting.  
 13 Any other comments or announcements tonight?  
 14 (No response.)  
 15 DOUG KERN: Then without further adieu, thank  
 16 you for your participation. Meeting adjourned.  
 17 (Whereupon, the meeting adjourned at  
 18 8:28 p.m.)  
 19 ---oOo---

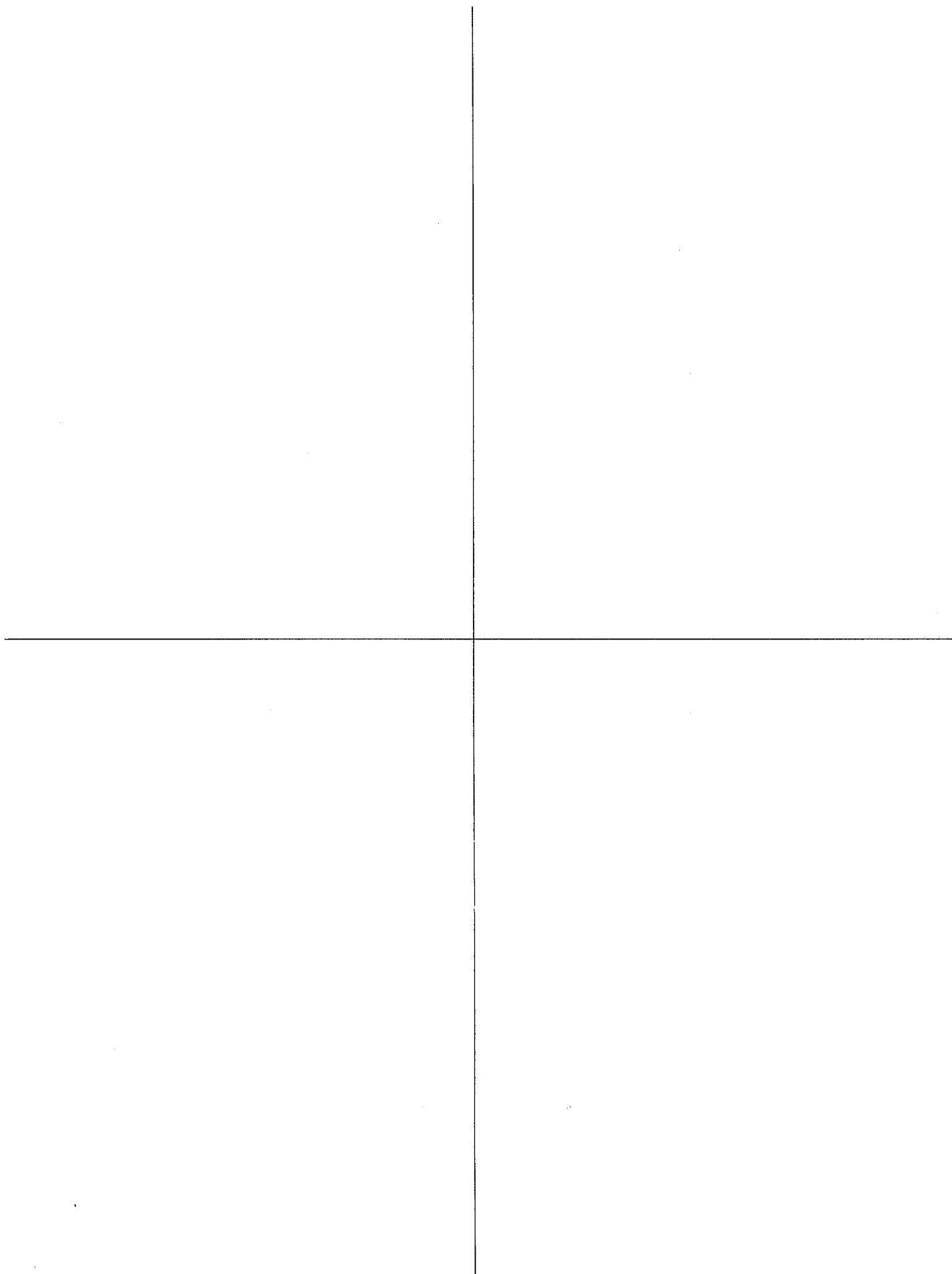
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1 CERTIFICATION  
 2 I, NILA R. GUASTELLA, a Certified Shorthand  
 3 Reporter, duly licensed by the State of California,  
 4 CSR 10897, do hereby certify:  
 5 That these proceedings reported and  
 6 transcribed herein took place in my presence on the  
 7 date, time, and place herein specified;  
 8 That said proceedings were reported by me and  
 9 thereafter transcribed into computer-aided  
 10 transcription by me or under my direction and  
 11 supervision;  
 12 That the foregoing is a full, complete, and  
 13 true record of said proceedings.  
 14 I further certify that I am not in any way  
 15 interested in the outcome of said cause, nor connected  
 16 with, nor related to any of the parties in the  
 17 foregoing proceeding or to their respective counsel.  
 18 05/03/99

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**Presidio Restoration Advisory Board Meeting  
Tuesday, July 13, 1999  
Golden Gate Club**

*Editor's note: The first hour of this transcript relies upon a digitally reconstructed back-up recording. Comments that were largely unintelligible have been condensed or omitted.*

- Doug Kern: Good evening, everyone.
- Andrew Lolli: Could I make a comment? Thanks, Sharron...
- Doug Kern: Very good. Thank you.
- Andrew Lolli: I'd like to congratulate Sharron for the fine job she has put in for the Presidio Trust. I'm sure you all read the papers to understand things the way they are.
- Ina Shlez: On July 22nd, there's going to be an open house for the archaeological work from one to seven. It's a Thursday afternoon. And there's going to be a lot of information that's going to be given out about the archaeological work that's going on. You might've seen some of the stories in the paper or on the news lately about some of the digs that are going on on Crissy Field and behind Funston housing and some of the other areas.
- And this is a chance if you want more information, to come out and chat with some of the folks who are doing the archaeological with the folks at the National Park Service and Presidio Trust who are involved with that.
- So that's July 22nd from one to seven p.m. And if you'd like more information, information is available at the Web site, the Trust Web site, or you can call me at 561-4255.
- Mark Youngkin: Where's it going to be?
- Ina Shlez: I'm not sure exactly the details about where's it going to be. It's going to be starting near the officers club and sort of doing little stations throughout the park. So I think there's going to be more information set up on the Web site, and I'll try to pass it on as soon as I get it.
- Mark Youngkin: Good evening. We actually had two committee meetings in the month of June. The regularly scheduled RAB meeting on June 8th and committee meeting on June 8th. And we discussed basically the transfer of the cleanup responsibilities to the Trust and got an update on Crissy Field and Building 637. We also talked about bylaws for the RAB. Julian, can you speak about that a little?
- Julian Hultgren: Yeah, I can do that. This was originally called the committee on RAB procedures, or at least in some of the information that came out. And one of

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the first things we did was to try to figure out what the name of our committee was. And we finally determined it really should be called the Rules Committee, which is the successor to the organization committee that is provided for in the existing bylines.

As I mentioned, we met last night. The co-chairs, Julia Cheever and I are co-chairs. And in addition to us, Doug Kern, Mark Youngkin, Jan Monaghan and Bruce McKleroy were there. After deciding the name of the committee, our second task was we tried to determine just what our charge is, what our mandate is. And essentially, I think we resolved that, we decided this was it.

The origin of the charge is the fact that the transfer of the obligations to remediate the site has been made by the transfer from the Army to the Trust, and in the existing bylaws, the Army's mentioned a good deal of times. So that will no longer be correct. So that was more or less the reason why this committee was reactivated.

But in sitting down and talking about it we kind of decided that maybe we should look at all the bylaws and the charter to see if those procedures that are spelled out are still effective, and to see if they're clearly expressed. For example, we talked a little about the concept of co-chairs. We discussed the committees that are provided for. We talked a little bit about what they do and are they still relevant. And we discussed meeting procedures, the rules for the meetings. And we discussed the membership privileges.

As I say, no final decisions were made, but it kind of illustrated to us that there are things that need to be changed. We as a committee, and I think I speak for all of us, we certainly don't intend any precipitous or unnecessary changes. But if there are changes that would make things function better, we think this would be an opportunity to make them.

So one thing that we all would like to urge the rest of the members to do is to give us suggestions on issues and things that you think maybe should be investigated or should be considered. You can reach any one of us, either by email--I think most of us have email--or by telephone. So we really, really do invite those kind of suggestions and comments. So if you have anything that you think would be beneficial to the RAB.

Now, the final thing. We are hoping that we can develop that this in a schedule that will be workable. We would hope to have a proposal before the RAB for action, people are going vote up or down, at our September meeting. And necessarily, if that's to happen, we will have to have pretty much have a final draft of what we're going to propose somewhere ahead of

that. I'm not sure whether two weeks is enough, or whether it needs to be a month ahead. But at any rate, we're looking at something, trying to get something pretty well finalized by August.

So the next meeting of the rules committee is next Wednesday. That's July 21st at seven p.m. And they'll be convening in my house at 131 21st Avenue, between Lake and California. And we really, sincerely would like to invite anyone who's interested in this subject matter to come to that meeting. Or if you can't come, please give us the benefit of your comments and suggestions.

Peter O'Hara: With respect to the archaeological digs in the middle of areas where cleanup is going on. Is there a protocol set up so that it doesn't slow down the remediation process?

Brian Ullensvang: Yes, there is. Remediation doesn't stop, but additional investigations are made and archeologists and others are brought in to check out the situation.

Doug Kern: Any other questions on this topic? Thank you.

And so, the next presentation is going to be on Building 637. It's a petroleum-contaminated site. And Julia Cheever is going to start out addressing the issue.

Julia Cheever: As a lot of you here know, there is a need to develop the Corrective Action Plan quickly. So one of the first priorities of the Trust after taking on the cleanup responsibility was to form a working group to try to come up with a plan for the Building 637 area site.

And we have divided this presentation into three-fourths. Because we were hoping that the working group might be able to try to work with the Trust and have input early rather than later.

And one thing about it is historical preservation of the airfield is going to include the realignment of Mason Street to what it used to be.

Crissy Field dates back to 1919. And it was first supposed to be used for a lot of important flights, like transcontinental flights. And after 1932 and the building of the Golden Gate Bridge the airfield was still used for quite a few years for light aircraft and helicopters. And there was a lot of activity out on Crissy Field.

Julia Cheever:

The fuel tanks were connected by underground piping at the gas station and fuel foundation. And underground piping connecting these large gas and fuel tanks to the airfield.

Well, after the earthquake in 1989, the Army stopped using it, evidently. And in 1993, the tanks, the fuel tanks were removed, and I guess the underground piping was removed.

Julia Cheever: We have had four meetings on this site. We came up with drafts and will address it again at another meeting, part of it depends on the reaction tonight, as well as what the proposed remedial alternatives are.

Andrew Lolli: That was a good presentation. The question I had in my mind was, money, how much do we estimate it will cost?

Julia Cheever: Well, my colleagues are going to talk about that later. But they say that some of the remedial alternatives were less expensive. After we accomplish more through a cleanup. So in about ten minutes you'll hear more about costs.

Brian Ullensvang: ...out here you have clean soil above contaminated soil. What we've tried to do is we're conceptualizing this site, is not look at any place where there's soil contamination but look at that area where contamination moved through the soil column from the source and then that area which has moved laterally or to the side. As you can see if you need to dig out this spot, you need to move a lot of clean soil to get to that spot and we wanted to look at, is there an efficient way to manage this sort of contamination which is essentially buried below clean soil.

Doug, if you could go back up two slides. Thank you. That's the idea we've conceptualized for what's going on, it's like, what I like to do when looking at a site, is thinking about what caused the problem and how is it moving in the environment to help frame the remedies that need to go on. We also need to look at what sort of levels represent safe or clean levels to achieve, as part of the remedy. In doing that, two primary sources for cleanup levels were looked at. The Regional Water Quality Control Board, order which I mentioned earlier, taking the clean up levels as proposed in the FLDR. For groundwater looking at the groundwater levels that were proposed in the F folder. For the non-petroleum contaminants, which there are some in this area, looking at the Crissy Field wrap as a model for what would be a protective number so that within a general area, this site is in Crissy Field, the cleanup levels logically should be very similar if not exactly the same

throughout the entire area. There's no significant difference between exposure parameters. A visitor to Crissy Field will see this area as frequently or as intimately as part of the airfield. So they would be exposed equally to a contaminant in either of those spots. You could just see Doug's great graphics here.

Within the working group, we developed four different alternatives as potential ways to address the site situation. No action, that's a fairly typical one, we've talked about that for years. That's just one that's included because it needs to be included and it serves as a baseline upon which all others are left. And that's basically saying, we're done, walking away, and whatever happens, happens.

The next alternative is similar to what was proposed by the Army. It corrects some of the deficiencies and this is in their '95 cap. It looks at removing soil and it's somewhat of a misnomer when we talk about shallow here. This is soil that is both shallow and at the locations where the leaks occur. So in one of the tanks, it's the column going down to the groundwater. It might be a way to conceptualize it. Then leaving much of the smear zone in tact, monitoring the [plume] to ensure that it is stable and not moving to the wetlands, alternatives 2 and 4--both include a sentry lines of wells. Basically guarding the wetlands, so that monitoring at those wells would indicate contamination in adequate time to respond to its movement and protect the wetlands.

Alternative 3 is similar to the combination of the Army's 1995 alternatives. For those of you who were working on the RAB at that time, the Army had proposed several different configurations of a technically complex alternative. It included subsurface containment walls much like an underground dam. Groundwater treatment systems, surface sprinkling or irrigation of the water that was treated is a way to promote degradation of the contaminants. It included an air-sparging component which is injecting air into the subsurface. This was a very complicated remedy. There were 3 or 4 different combinations of these technologies proposed as separate alternatives in that document. This document doesn't go and differentiate significantly amongst them but talks about a general combination of those technologies. Just as a note here, Alternative 3 did not last very long in the evaluation of the working group. It doesn't achieve more. It appears to have many detriments to it and it's very expensive.

Alternative 4 is Alternative 2 with one very important additional element. It looks at ways to provide a shot in the arm, additional attack on the smear zone. The hope and expectations are that if you can address and better

manage the contamination of the smear zone, less monitoring would be required. Monitoring is very expensive, and goes on. And so if you can look at the tradeoffs, can you reduce your source and reduce your monitoring appropriately such that it's cheaper to do it that way. Within Alternative 4, different ways of addressing and attacking the smear zone were investigated.

The next slide--I mentioned that we could excavate. And that would go through the clean soil into the contaminated soil in the smear zone. The smear zone at this site is expected to be no more than two feet thick. So we're looking at a very narrow band of contaminated soil and groundwater right at the interface. One thing that might help is the groundwater, unlike a lake, the groundwater isn't quite as smooth and glassy under the surface, in that it kind of wicks up a bit, so it's kind of a fuzzy boundary for where the exact top of the groundwater is. So it's a zone--it's the best way to think about it.

So, in excavating, you'd have to remove the clean material above the zone. It's very likely that in doing that you would not be able to reuse the clean soil. It may not compact properly, it'll have pieces of concrete and asphalt in it and so the expectation is that that would have to go off-site for disposal and would be replaced with new soil being brought in, part of the factors of the cost. The next technology or means of addressing it, is using a compound called oxygen release compound.

This is a patented blend or chemical of magnesium peroxide. It's similar to cement, which is calcium oxide or hydro-oxide and this is formulated in a way which the vendor describes as a time-released method for oxygen. And this chemical is mixed much like cement would be and injected or mixed with the soil, at the source of the contamination. Reasons for use is that this provides a treatment for the--oxygen allows enhanced biodegradation or allows bugs to, bacteria to consume the petroleum. These bacteria consume petroleum significantly faster when there's oxygen present. Currently at this site, the bugs have used up the oxygen. And so it's a slow breakdown process, but giving them oxygen, the expectation is that they will be much faster breaking down the contaminants. The advantage is that it is significantly cheaper than excavation. There's much less ground disturbance involved because if you inject it into the contamination there's no, significantly no ground disturbance. If you intimately mix it with back-fill as another way of applying it, it has a high contact with petroleum, good diffusion and reduces the amount of off-site disposal and provides treatment. Backup plan was the contingency?



- Sam Berman: Brian, could you just say what the thickness of the uncontaminated soil is above the smear?
- Brian Ullensvang: About 2 to 3 ft. I'm talking in very general numbers here, so I don't want to give you an exact number, but the groundwater is generally about 5 ft. down or 4 to 6 ft. down. So we have just a few feet of clean above it. The groundwater is incredibly shallow out there. For any of you who think of groundwater as way down deep in the well--you can look in the well and see the water. A small-diameter well. So, it's right there and that contamination is right at that water level.
- Arlene Gemmill: The soil above it is shallow you said 4 ft., but how deep is the groundwater itself?
- Brian Ullensvang: The top of the groundwater is about 5 ft. down from the surface. And so you have maybe 3 or 4 ft. of clean soil and then 1 or 2 ft. of smear zone, and the water is within that smear zone. Then the groundwater aquifer at this site has multiple layers. Has a A-1 zone and these are the terms that the Army created and you may recall from their presentation, the A-1 is the first layer encountered. There is a kind of less permeable zone immediately above it. This again is less than 10 ft. So this A-1 zone is 4, 5, 6 ft. thick. Relatively thin. There is a zone which somewhat separates the A-1 and the A-2 zone. And there's a much larger separation to the B-zone. At this site, the B-zone does not have evidence contamination, the A-1 has the bulk of the petroleum contamination because gasoline tends to float. At the area where the tanks are, there is some contamination that's gone down into the A-2 zone at the original location of the above ground storage tanks.
- The Army, in their hydrologic model of this site, says that the zones kind of pinch together as you go back up against the cliffs. This is a very idealized picture. The real world isn't quite this--not tidy.
- Julia Cheever: I have a question too. Do we have any idea whether or if so, how much gasoline is now freely floating on top of the groundwater or did the Army at least manage to take that out?
- Brian Ullensvang: At this point, there are no wells that indicate that there is free-floating product.
- Julia Cheever: So the problem is what's gotten into the smear zone?
- Brian Ullensvang: Our hypothesis of what's going on at the site, that's where we believe things--

- Julia Cheever: How could get to the wetlands? By groundwater going through the smear zone into the wetlands?
- Brian Ullensvang: Surface water will come down through the contamination and could move it into the groundwater and then move it on. Or as the water level keeps coming up and down, it's a chronic sort of situation. So you have a bulk of contamination stuck in the smear zone, bleeding slowly into the groundwater and so you have a chronic situation. If the flow direction of the groundwater changes because of the construction of the wetlands, and moves to that direction, then it could chronically bleed into the wetlands and that would be the monitoring that would guard against that.
- Peter O'Hara: With that concept in mind, Brian, why would you inject the oxygen releasing compound at the source of the contamination as opposed to the periphery of the contamination so that it could work backwards and it would act as a continual buffer along the edge of the wetlands and become a natural defense.
- Brian Ullensvang: That's one of the strategies that we talked about in the working group, is to create some sort of buffer around the source or at the downhill site of the source, and the concern there is that this buffer is not permanent. The oxygen release compound wears out. It uses up its oxygen, it becomes an inner substance and you might need, if you create this buffer zone, you might need to refresh it and become a maintenance item. But by actually going after some of the source area, you might effectively destroy more contamination than creating a buffer zone. But it was a viable alternative that was considered.
- Peter O'Hara: Is there data which would support the idea of injecting this material at the source zone and some sort empirical evidence that would indicate that it moves out, at some sort of a defined rate.
- Brian Ullensvang: It moves by two mechanisms and this is where we get into chemistry, dispersion and diffusion. And one is the actual physical movement through the water. The oxygen is released into the water and the water containing that oxygen physically is moved, and the other is where the oxygen moves from one part of the water to the other just by dispersion, or like I said, diffusion]. That's a slow process, so we're really talking about the primary mechanism is moving with the water, and one problem here is that--a standard way to deal with these sites is to inject some of this compound above and below the site. In an ideal world where you have a huge plain, and a spill in the middle of a plain field, and the water is flowing through, you might inject the oxygen upgrading of it so the oxygen washes in into the

contamination. You might inject the oxygen, right downgrade from it, so as the contamination washes through it gets into the oxygen and that's in an ideal world. A very effective way to use this technology. Unfortunately, there's very few ideal world places. We're at the upgrading source. So we can't really inject a line above this contamination, but that is a viable thing-- what you proposed is to go around the edge of it. That's one way of doing it.

Peter O'Hara: Based on this scenario versus what the Army had proposed, can you quantify or can you attempt to quantify the time frames involved for remediation and the savings over a period of time?

Brian Ullensvang: We're struggling with that. This is not an exact science. You don't know exactly how long, even in the Army scenario, monitoring would be required. We suspect that it will be less than the Army did, than the Army had suggested. So in the cost estimating, and Doug will get into that more detail. Maybe I'm stealing his thunder. We'll make assumptions and that part of the analysis is still very rough because we haven't worked through what the monitoring would be or should be in the different scenarios. But at this point, we have made some assumptions that the number of years of monitoring would be reduced under Alternative 2 versus Alternative 4. But you and I could argue for hours and neither of us would be as to what the right number would be because there isn't a right number, it's going to be a judgment call. And anticipating and guessing what the future will be is, if we could do that, we'd all be fully rich and happy, I guess.

Following up on your question, though, the next bullet on the technology slide was a back up plan. And I mentioned the sentry wells and Alternative 2 and 4. What we've conceptualized is that should contamination move toward the wetland and be detected at these sentry wells, use of ORC in a line would be an effective way to prevent migration past the sentry wells. So we are looking at is a contingency, or failsafe, if the sentry wells detect contamination moving toward the wetlands in a line, and that is something the vendor talks about as a viable way to do it.

Sam Berman: Brian, in the Army's 1995 report, they claim that the migration would be West and Northwest.

Brian Ullensvang: They do.

Sam Berman: And presumably they examine the hydrogeology and do you know if they came up with a reason or they understood the forces that were making the migration move in that direction? With sufficient knowledge so, if that was known then you could predict in some sense whether the construction in the

wetlands would alter those forces that are presumably making the migration go Northwest.

Brian Ullensvang: My understanding is that they didn't fully understand why it was going to the West. They observed that it was. They conducted a model in 1994 which was used to project that it would not move to the wetlands. That model was not updated for '99. It was not calibrated into a dynamic situation. It was calibrated to a static situation. The contaminant transport element in that model, the model has two pieces to it. One was looking at water flow and the other was looking at contaminant flow. The contaminant flow model was not calibrated to site data, so there were several elements of a rigorous test in the model which were not employed. They could've been, they still could be. I mean that would be one way to do it. Several people always, well, what if, what if there was a channel that we didn't know about? What if the model had a misused assumption? With three or four wells in a sentry line you can know modeling is not a cheap exercise. And so that's--it seems that additional modeling would still leave some element of doubt that a simple confirmation sampling through a sentry well system would provide an effective and certain element in the protection of wells.

Andrew Lolli: If you go to a backup plan, will it change the scheduling very much?

Brian Ullensvang: No, because the wetlands haven't been constructed yet and so the back up plan would be in the future and that presumably would be many months or even years in the future. So it would not change the schedule.

If Doug could get back to the technology slide, I do want to mention that we looked at excavation, we looked at the use of ORC, we looked at using something like air sparging, other mechanisms to get oxygen into the smear zone. That one was dismissed fairly early in the process as not being as effective or as cost-effective as either or the two technologies excavation oxygen release compound and then something Doug will talk more about is using those two technologies, excavation and oxygen release compound in conjunction with each other as another permutation on the range of options.

Doug Kern: Okay, I guess it's to me and I'd like to encourage everyone here, if somewhere along the way you have a question, just interject and I'd like to take this opportunity for you to really try to shoot holes if you can, if you think of something that doesn't make sense to you, please raise it right now, let's have the conversation because that's what we tried to do during the working group sessions. So, Sam, I expect you to fire away.

Okay, we're going to talk more about the cost after I show some of the detailed alternatives and what we're thinking about. But I can tell you that the original Army estimation was somewhere in the neighborhood of \$3.7 million. And as Brian mentioned, they were going to have these underground containment walls and a lot of piping, they were going to inject air, they were going to sprinkle water, they were going to treat the water, a variety of things. It was going to be very costly.

We've looked at things now, as Brian mentioned, excavation and some of these ORC technologies and they're all right in the \$700,000 - 900,000 range. And we've gotten very exact, I mean, we've chiseled some down to where we're plus or minus \$10,000 or \$15,000 of each other in the estimations and I can show you all the details of those if you want to take a look at the exact details. I do want to also mention that this is a totally different situation than we had with the Army. We're sharing information back and forth. I've been working with George on the spreadsheets, we've been trading back and forth, oh you forgot this, maybe you need to add this, and we've really been working cooperatively to try to come up with some reasonable estimates. I invite George, if you'd like to say anything about at this point, I mean, estimates that we're coming up with are going to be different than what really happens in the field. Maybe you can--since you have experience with that.

George Ford:

Well there always are--any projects, [we can get it going has to have a process] and we're going through that process. [Unintelligible sentences]. Your hope is that it ends up costing about the same [unintelligible]. We're hoping that's not going to happen here [unintelligible] different from the estimates.

Doug Kern:

One of the things that we work early on with this project is that the cleanup numbers are actually pretty low. I should say the actual values that have been recorded in the field are pretty low compared to some of the clean up numbers. And again, the wetlands are off to the right over there. What I'm going to show you now is try to get some more detailed information to you about this Alternative 4 which is also treating the source area in the smear zone. So to give you some orientation, here's the current alignment of Mason Street and that's the re-alignment and you can see the former excavation sites that we showed earlier, those different shapes of excavation. Right here is the generalized area where most of the contamination is found remaining. Most of the surface contamination and the groundwater plume is primarily in this location, the highest values. There have also been hot spot of contamination in this position that was an oil water separator, I guess in front of this building, or--

- Brian Ullensvang: Yeah, it was probably coming off a waystream out of that building. There was a tank and an oil water separator which apparently leaked.
- Doug Kern: So these are the areas that need this smear zone treatment. At least as we're trying to conceptualize it. Now, Alternative 4 has four configurations that we'll talk about. One is to take all this area in the blue and excavate it all the way down to 6 ft. That would be the first option. And that's obviously all of these alternatives are very sensitive to cost of excavation. It's one of the most expensive things to do, just like monitoring is also very expensive. So all of our sensitivity now is really focused on the monitoring cost versus excavation cost.
- Second thing you can do is excavate all this material and, instead of just fill it with clean material, add in this ORC in the smear zone. A certain small percentage, it actually turns out to be .1% by weight. So you mix all this in with the dirt where the water is and it flows through, takes the oxygen and kills off all the--eats up petroleum.
- The third configuration would do no excavation but inject in a grid pattern across this blue area, various--a probe would go in and inject basically a glob of this material. So there would be no ground disturbance. That's actually turns out to be one of the lower cost of these configurations, because you're not hauling any dirt away.
- And then finally, this sort of combination where you don't haul away all the dirt, but you take a certain select area, you excavate it, back fill it with this ORC and then inject ORC around the parameter, try to get the best of all the features. So what would that really look like? Well, these red dots turned out to be the remaining shallow soil contamination areas--I think that's right.
- Brian Ullensvang: Because of the deeper ones, right?
- Doug Kern: Those are the deep--okay. So one possibility for this alternative for configuration and this is where we're going to see if you have just an immediate reaction to it, is why not excavate out the core area in a position like this? And go all the way down into the smear zone, excavate out that portion, that also corresponds to what we think most of the highest concentrations of groundwater contamination are. So you actually get rid of the contamination. Pull it out of the ground, you don't treat it and it goes away. It gets hauled away. And you could also do the same thing in this small area where we've got some hot spots. Then in the remaining blue area, you would inject ORC. This particular alternative is relatively similar in

cost to a grid pattern of ORC in the whole blue area. And the reason for that is the grid pattern--we don't know if ORC is going to work perfectly at this site, so we're speculating that we would need more monitoring if we just do ORC injection. We're saying we would probably end up having to do less monitoring if we excavate out the strip, because we know we're going to take away contamination and then we can also follow it up with the ORC treatment in the hole and then injecting around the sides. So before I go on, does any of that sort of resonate with anybody? Do you have any questions about it? How do you feel about it? Jan? or Peter?

- Jan Monaghan: I wanted to know how the remaining blue zone affects the new street. I mean, are you going to dig that up as part of the excavation to build the street?
- Brian Ullensvang: For building the street there is no more excavation that would be required. The design has been made such that they're going to build up from what you see out there today. So they're going to use, basically, extra thick asphalt so that it's self-supporting.
- Doug Kern: That was actually one of the early on questions we had in the working group, is what's the exact alignment of the road. Perhaps if they have to excavate, we can get rid of some of the materialize part of that project. It turns out we don't. Peter?
- Peter O'Hara: It is the annual tidal cycle in San Francisco Bay. Does that effect the water [unintelligible].
- Brian Ullensvang: At this location it's minimal. The Army has been monitoring the tidal influence at all the Crissy Field wells so it's known which wells or which ones are tidally influenced and which ones aren't. For the shallow A-1 aquifer it is now a significant impact at this location.
- Peter O'Hara: Because what I was thinking of is if there was influence, your trenching, for lack of a better word, really does not take care of the blue zone that is closest to the wetlands or moving in that direction and what comes to mind is if you are to trench away from the North-end of where you are trenching now on the parameter of the, oh God, I've never used one of these things before--
- Brian Ullensvang: You push the little button on the side and aim it--
- Peter O'Hara: ...is right along here. An area, or trench, maybe half of a quarter the size of what you're proposing here, as a buffer zone from the outset. First of all, what you'd be doing is getting under the road, prior to the time that you put

the road down so that you don't have to go back, and if those are the parameters right there of where the plume is, it would seem to me that what you do is achieve what you're starting out to, with the injection of the trenching and the injection of the oxygen release materials, but you're building in some insurance for you around the perimeter of--

Brian Ullensvang: I think one thing that we should point out is the exact location of the smear zone is not known. What this blue zone is created by is a shallow excavation that was done here, about 2 ft. deep, and this excavation in here. We have some circumstantial evidence that when this building was removed, the foundation was deep and there were no petroleum odors. So this is again a hypothetical--

Peter O'Hara: It's a best guess, yeah.

Brian Ullensvang: It's a best guess. So I understand your idea here to build it along the edge, but it was just all knowledge that may not be the edge. The edge may be here, or may be there. We don't know.

George Ford: A question about ORC. I'm really not familiar with it, but presumably you have some history and some knowledge of its effectiveness and the contractor, the owner of the patent and the product, say something about how it's going to work there. Because your proposal is really dependent upon the success of the ORC procedure and if for some reason it didn't work the way it's supposed to, or the bacteria decided they didn't like that oxygen, then you don't have any other way of dealing with this. Now, if you [unintelligible] to the ORC, or maybe it would not take too long, you could just make a few comments about how reliable you feel the ORC procedure is.

Doug Kern: Well, what you're talking about is exactly what we're talking about in the working group. Would ORC work? The bottom line is in this particular site, we don't know the answer. We just don't know. We know a lot about this site, we can speculate that it would probably work and the manufacturer has a website and they have a whole set of case histories that we're reviewing and we could talk a little of that tonight, but the problem is we don't have the exact setting, the geologic setting, probably that any of the sites have. So it's a risk. That's why we've tried to evaluate these different alternative four configurations.

For example, the first one isn't dependent on ORC at all. You just take out the whole blue area. Most costly option. And so, yeah, this is a way of trying to get at--would ORC work? It's not really a study, it's not really



something we want to call an experiment, but if the ORC doesn't really work, it's not going to be an immediate threat. So why is this--why would we even try it here? Well, there are several other sites on Crissy Field. At least two, and so part of what we're looking at is if ORC does work effectively, it can be used, for example, at the Building 207 site where we are going to really need to get low cleanup values because of the Tennessee Hollow Creek running through there. Also, Building 1065 is a petroleum site, it's near that same cleanup area. So, in some ways, there is a desire because of the cost to see if it will work in at the site, but George, do you have any other things that you could add about the effectiveness or what that--

George Ford:

No. I don't think there's any question that it will work to some extent here. It's all protected property so that it is in contact with the groundwater [unintelligible] and that should [wake up the bugs and tell them, eat this]. Petroleum--I would say what we really don't know is, will that turn out to be a stunning success or maybe make a small difference. That's sort of the question. We do expect to see some result from, some positive result, but whether it's reasonable for our money, or you'll get a substantial reduction in hydrocarbons in the source area, that's what we're not sure of. This is a good place to test it, because it is, you know, the groundwater sites boast fairly low risk [unintelligible]. If it doesn't work as well as we'd like, or something goes wrong--it's not as if, you won't have hydrocarbons or benzenes in the drinking water down the road six months later. The threats to the wetlands are [unintelligible] so there would be time to [unintelligible].

Brian Ullensvang:

Doug, can you--

Sam Berman:

Just on this one point, presumably that ORC manufacturer has got technical expertise and all that. Would it be appropriate to inform them of what you're trying to do and ask them, or even pay them for a professional evaluation of the proposal to get them to commit in some sense as to whether they will produce what you think is there. And also, won't it somehow depend upon the active bacteria population? And so, won't that need, I mean, sure if you only have a few bacteria there, they may grow, but it may take a 1000 years. So somewhere along the line you're going to have to know whether you've got a population of bacteria there which is sufficiently large in order to make this work and it would seem to me that getting the ORC people involved in some way might be worth some expenditure of funds in some sense, in order to back up what you're trying to do here.

Brian Ullensvang:

The technology, the concept of putting oxygen into the petroleum contamination at a site like this has been proven many times. That oxygen will promote the bio-degradation of petroleum plume, and ORC is one way

to do it. I mean even if you look at the Lawrence Livermore report. The natural attenuation is a biological breakdown of petroleum and what the idea of putting oxygen in is a way to enhance that. So it's, fortunately, it's been proven that oxygen does do this fairly reliably. There is some evidence that there's breakdown occurring at this site even under the current conditions. So that should be evidence that there is a population of bugs there now.

Doug Kern: To finish with Sam's question about the costs and getting somebody out to the site, I think the working group is considering those kinds of alternatives the closer we get. There hasn't been a decision made, but that would be a consideration, is getting somebody out there perhaps. We talked about in the working group of the injection. What it would actually look like, once it was injected underground? How would it spread out so you'd have a test injection and then excavate to see what it looks like? To see if it would make good contact with the groundwater, so there's a variety of those questions. The whole cost of the ORC in these configurations is \$50,000 to \$70,000, so it's not a big component of the full cost of the alternative. So, we wouldn't want to spend too much, you'd almost just try the whole site to see if it works.

Brian Ullensvang: Doug, I don't know if you can go back to the alternative evaluation slide, but one thing I wanted to point out is the difference between Alternative 2 and Alternative 4. We're talking about what if ORC is not very effective here. Would you have to repeat it? What would you do?

One thing I want point out is that Alternative 2 is protective of the use of the site and the wetlands. And Alternative 4 is everything that Alternative 2 has plus an attack at the source. So if ORC is very ineffective--it just doesn't work well at this particular site for whatever reason, you fall back to Alternative 2, and all we're trying to do with the source area, is reduce the monitoring. And that's the cost trade-off that's going on here. It's reducing potential risk and the monitoring that goes with that potential risk. So, if ORC just doesn't work very well here, for whatever reason, we say, well, we spent more money than hindsight would have us spend, but we still have a protective remedy in place. There is no harm to the wetlands, there's no harm to the environment given the conditions out there.

Sam Berman: We don't really have an alternative in place, you have a monitoring in place.

Brian Ullensvang: Which would protect against the wetlands and take action if it threatens the wetlands.

- Sam Berman: Right. I mean, an action would have to be taken on the basis of that information--
- Brian Ullensvang: Right. But Alternative 2 has that contingent action built in to it. Much like 4 does. If 4 is not effective and contamination hits the sentry wells, there is a contingent action in the plan. 2 has that same action.
- Peter O'Hara: But what is that contingent plan? What I'm asking myself, in listening to you, is that Alternative 2--the difference between Alternative 2 and Alternative 4 is Alternative 4 has a permanent solution which you can quantify in terms of dollars at some point. Alternative 2 is, there's nothing permanent about it. So what I'm thinking also is you have a resource that you're trying to protect and what is the risk to that resource? The ultimate risk to that resource, if you don't take something which is 100% protection now? From a present-value standpoint, is it worth it to spend the amount of money it would take to excavate with the knowledge that you will have no further risk to your wetlands 25 years from now? Because 25 years from now you'll spend an arm and a leg. We already spent an arm and a leg, but it would be five to ten times what you would be spending now. And so, I'm concerned about the risk of the resource, the ultimate risk to the resource.
- Brian Ullensvang: I think a couple ways to balance that, and I think your line of reasoning is very sound. That's very similar to what we're trying to deal with in forming these alternatives. The permanence element to Alternative 2 is that as Lawrence Livermore has shown, many of these petroleum sites do stabilize. They create a zone where they just don't grow anymore. And so, it's very possible the wetlands is hundreds of feet away from the contamination that the risk is that the stability that's achieved under Alternative 2, the distance is within the bounds of the wetlands. And that's our risk and the permanent element to it. If the plume stabilizes as it is today, and the Army was saying it is stable. If it stable or stabilizes nearly where it is today, then the risk to the wetlands is minimal under that configuration.
- Sharron Reackhof: Brian, do we happen to have any slides that talk a little bit about or show the contaminant levels detected and how they rate as far as--
- Brian Ullensvang: We don't have any slides of what the actual contaminant levels are, but that was my next point, is to look at what the contaminants are at the worst well. And you can go to a well slide which is two before that, yeah, that'll work. Right now, the highest level currently monitored in the groundwater over the last year, for gasoline, is at a well right here, and within the past four or five quarters, the highest level detected in that well was 21,000 micrograms per

liter. The proposed groundwater cleanup level protective of the wetlands, so this would be at the wetlands--

Doug Kern: I think you said 21,000 but you meant 2,100?

Brian Ullensvang: I meant 2,100, I'm sorry. For gasoline, if the number were 1,200 it would be protective if it were flowing into the wetlands. So we're not--that's not a big difference. And many of the last five quarters were below that. So, at our worst well, some distance from the wetlands, we're pretty close to the wetlands numbers. It's not--the clean up number from the F-[unintelligible] for this area, greater than 150 ft. of the wetlands, is 13,000. Just to put the numbers that we're seeing in perspective or what the cleanup numbers are. So our cleanup numbers are closer to the wetlands number than the non-wetlands number, right now, by quite a bit. So that's where we're balancing out the risk. Your line of logic is right on.

Arlene Gemmill: Why have bio-sparging or air sparging been eliminated [unintelligible]?

Brian Ullensvang: Do you want to talk about that?

Doug Kern: Well, we did talk a lot about that in the working group. We considered other remedies like soil vapor extraction which was not dealing with the groundwater, but with the biosparging we were going to have install wells and we are going to have to have annual costs of forcing that air in and pushing that out. An idea that was same as ORC, was to get oxygen in the formation. Well, some of the considerations that, and this was not my area of expertise, but what was explained to me was, when you start injecting air into the formation, sometimes it forms preferential pathways for the air. It'll shoot along a crack and it won't really fill up the whole formation with oxygen. Sometimes the air finds these channels and comes out another well. So there're issues associated with annual maintenance. You've got to have these pumping machines. So that was a cost consideration and really the object was to get oxygen into the formation. And so we juggled all that around. We want pipes and we want machines. We want to use the power, we want the maintenance, and it seemed like the ORC option was simpler. You might have to do several injections if the material began--you can measure it over time and it begins to degrade the amount of oxygen, so you re-inject the formation. It seemed simpler, cleaner than having all these pipes. Another part of it that came up is--normally the contamination is fairly deep. So you have a vertical well that goes well down in there, but since the contamination is only 4 to 6 ft. deep, you have a very short well and you can imagine trying to ply that, push that air into the formation over just that short distance. The tendency is going to be for the air to just come

right back out. You can't design it well enough. So we considered, well, how about if we have horizontal pipes and we bury those pipes in trenches and we inject air that way. And we tossed that idea around and there were considerations, well, could you compact the soil well enough back in these trenches, plus you'd have to deal with all the soil, and it just got complicated again considering that option. So, if any of the other working group members have something to add about that discussion, please chime in.

Brian Ullensvang: I think you captured it pretty well.

Doug Kern: So we talked about it.

Linda Dorn: Did you say that the ORC injection alone cost was the same as doing the excavation, hot spot excavation, and some ORC points?

Doug Kern: Considering, and it was the same, approximately the same. The question was, in case you didn't hear it, was the option of doing a grid. Let's see if I can get this to show up. A grid of ORC injection points in this area--was that the same in cost as excavating this and doing the grid around it. And it was the same, because we did less monitoring on the excavation alternative. More monitoring on just grid ORC. That balanced out the cost.

Linda Dorn: And that monitoring was in the number of monitoring events per year that you'd have to perform over a number of years?

Doug Kern: It was a longer number of years and it was--and there were some details that were not finalized about the monitoring scheme. But generally, the cost was more towards more years of monitoring.

Joanne Chow Winship: Doug, so what is the back up plan if that doesn't work? If you find that the ORC treatment has been ineffective?

Doug Kern: Well, if we were to do Alternative 4 which is also treat the groundwater in this source area somehow, and we were say, pick the, just ORC injection for whatever reason, and it didn't do anything at all, then the highest value within this area is 2,100 milligrams per liter. And the cleanup number is 13,000. So we're already well below the cleanup number. What we're trying to do is protect the wetlands. So you could come back in, but the back up plan might be to, well, we don't expect it not to work at all. That would be a real shock. It might take a few applications, more injections and we would monitor that at the monitoring wells to see if we were getting some results. If we put in a few injections of the stuff and that didn't work at all, and suddenly we were detecting gasoline products in the sentry wells, then you

would have to, and they were above the cleanup numbers, or the protection numbers for the wetlands, then I think the back up plan would be--you'd have to think about why is that gasoline, why are those products migrating so far at such high levels, because we don't expect that to happen. That would indicate to me that there's some other source area, probably. So we'd have to look for that. We'd have to maybe go excavate.

Doug Kern: We're going to start up again now. Sharron is going to give us a presentation on the draft schedule of remediation activities.

Sharron Reackhof: Thank you. Everyone want to grab a seat, it's going to be sort of quick. I guess after listening to some of the items you've heard tonight you can tell that we have a lot on our plate and a lot ahead of us. So I guess the question goes, where do we go from here and how do we get there? And to help us on that path, there has been a draft schedule of environmental remediation activities that was initially put together with input from the Park Service and Trust during our negotiation process with the Army and with our work with the insurance companies. And so, to date what we have is a very draft schedule which is now going to be looked at by the working group for the RAB.

But what I'd like to do is just give you an extremely brief over view because the schedule itself takes quite a bit of time. So I just wanted to highlight some of the main components, what the master schedule is about. There's a component for the Crissy Field and DEH areas. Some of the activities you've heard tonight, and will be continually ongoing. We have the main installation and Public Health Service sites which include the RIFS activities that you know as well as the ROD Amendment that we had talked about earlier. We have a full petroleum program which includes all the underground tanks, the field distribution systems. We have a component for lead-base paint and soil which we are going to be looking at on all the buildings at the Presidio. And we have additional programs such as firing ranges and circular tanks.

Some of the initial priorities that we had to come out running with are some of what you've heard tonight which included all the Crissy Field work, because that was moving forward and we really needed to assist with the implementation and the restoration plan. We have the FS Draft wrap that we're presently working internally in getting the contracting procedures in place to move forward with that, and that will then be the impetus to start quite a few more meetings, probably for the working group, and that will take us all the way out into the different remedial design and remediation activities that we know for the main installation. The ROD Amendment we

have been pushed to the forefront because it's excellent, actually helping with our leasing activities. I think a lot of you have heard the Letterman site was one of the first sites that we've had on the block for the leasing activities and the second big site is going to be the Public Health Service Hospital. So we have pushed that to the forefront to work on getting the amendment to the record, a decision for those remediation sites--

Brian Ullensvang: Sharron, one thing I want to point out, I'm not sure everyone knows about the ROD Amendment, but it's to improve the remedies.

Sharron Reackhof: Right. What it is, the ROD Amendment is to look at improving the existing remedies for the different landfills that are at the Public Health Service.

Brian Ullensvang: The Landfill 8 and 10. Which were some--that ROD went through right at the very inception of the Wrap. So, it would be to revisit those remedies.

Bruce McKleroy: Is that ROD, didn't it cap that? Landfill 8?

Brian Ullensvang: No, Landfill 8 is a monitoring remedy.

Sharron Reackhof: Landfill 8 is actually what was placed over the Merchant Marines cemetery. You're thinking probably also Landfill 10, which is where the helo pad was and also the parking lot.

Brian Ullensvang: But neither of those sites currently have a cap in place. And the ROD does not require one at either of those sites.

Sharron Reackhof: So we're looking at reopening that and doing some re-engineering on some of those.

Bruce McKleroy: To do a cap? Or what's the plan?

Brian Ullensvang: That's one of the things that we looked at as maybe a soil cover to help prevent or provide a--Landfill 8 is in a natural habitat area. To provide a better place to grow plants on it. Protect against intrusions by visitors into the Landfill. Landfill 10, there's concern about its seismic stability.

Sharron Reackhof: It's also right up above the Lobos Creek watershed area and so that has some, a lot of engineering controls--

Brian Ullensvang: So that adds that goes through the process, there'll be discussions here. We just want to kind of give you that foreshadowing.

Sharron Reackhof: Right. These are just some of the initial priority sites and activities that we're doing. And finally, as you've heard tonight, the petroleum program, where we're looking at the 637 cap, and we've had a few tank removal activities that have taken place. All of these activities are having a lot of coordination that's going to be taking place, so the initial draft that we are working with also has to take into account the vegetation management plan, which is currently under review. We need to coordinate closely with the National Park Service, staff, to ensure that the remediation sites will have the necessary plans available for them in the two or the three years, or whenever they're going to be completed, the correct types of soils have to be purchased if there's a [unintelligible] soil that's necessary. So there's actually quite a few things that have to be looked at, and so we're going to be working closely with the Natural Resources staff in implementation of this. Again, we will be coordinating with the real estate and leasing activities, similar to what you heard for the Public Health Service Hospital, to ensure that we meet our self-sufficiency goals. Also, we would like to ensure minimal impact to any of the visitor services, as well as ensure that the surrounding residences as well as on-site residences have an opportunity to be involved in the process as we move forward.

So at this point, what we're doing is the main installation committee for the RAB. We've already done a preliminary presentation but they're going to be working on the master schedule similar to how we've been working with the 637 Corrective Action Plan. This schedule was again included in the agreements with the DTSC and the Army agreements and the Park Service Agreements, so we have a working document that was originally placed there and based upon that original draft, we will be looking to review it quarterly to support, to ensure that the DTSC and other regulatory agencies can review it and know that they can place enough support similar to where you use your smaller funding as well as ensure that everybody's looking at anything that might have come up that needs to be addressed sooner than other activities.

Male voice: Are quarterly meetings going to be open to the public?

Sharron Reackhof: At this time, I'm actually looking at doing that. So I can probably have an answer back at the next meeting. So--was that it?

Doug Kern: Nope.

Sharron Reackhof: I didn't think so.

Doug Kern: It was a mess up by the operator.



Sharron Reackhof: So some of the program goals again are to complete Crissy Field and DEH activities in the 1999 time frame. Develop and receive approval of the main installation FS Draft Wrap and the Restoration Advisory Board and initiation or remediation activities within the year 2000 with completion of all activities in seven years. And if you want to know more, please come to the working group meeting and provide your input on the schedule.

I guess I'm next on this list again, so this talks about just giving you status of the main installation feasibility study because I know all of you have patiently been waiting while the Army was trying to move forward with this, and at this time the Trust is presently undertaking in the contracting process to hire someone to assist in preparation of the final FS Draft Wrap. We expect to build upon all of the existing documentation and work that has already been done by yourselves and the Trust and the Park Service, and we anticipate that the RAB will be very actively involved in the process as we move forward with the finalization of FS.

Doug Kern: Great. We just have--

Julia Cheever: Well, could I ask about the FS Wrap? I didn't know if you're aware of sort of how--a lot of the members of the public and members of the RAB made this huge effort to comment in the September 1997 and there were supposedly deadlines when they commenting at the time. I think a lot of people may feel that their comments are just hanging out there. Can you say anything about whether the contractor is going to take account of those comments? Or the process of how that will work? I just think people might like to hear that.

Sharron Reackhof: Definitely. Well, obviously again, we're going to be taking a look at all of the comments and I don't know if it will be in the [unintelligible] form that the response this summer will be. If it will be just working with the RAB itself to see how they would like their comments incorporated. I know there will need to be a response this summer as part of the document. But I think addressing the comments and incorporating them into the final document itself will, I think, allow a lot of people to see that their comments were in fact taken into account.

Brian Ullensvang: I think one thing that already shows that, it may not be in the FS per se, but the alternate remedies proposed by the Trust through AKI, already embody many of the comments and themes of the comments that were in the RAB comments so that that work that was done, what, now almost two years ago, was very effective in promoting alternate themes for how to address the sites. And I think that those themes and the messages sent there are what

will be built upon and go forth. So it may not be an individual comment as much as the tremendous support for remedies that are more at the source of the material plus monitoring. And that theme was commented, so many of the comments, I think, will be reflected throughout the new work and certainly if Sharron doesn't, I'm sure the RAB will clearly communicate that to the new firms.

Doug Kern: Bruce.

Bruce McKleroy: I think that one of the issues that the Army faced was the last deal with the RAB, and the FS, was that the public came in and there came a choke-point in this document being approved, and at this point it too is one of the separate criteria. And in order to circumvent that problem or to work through it in a fashion that you won't have this problem in the future, is having a good public outreach program, which I didn't see as part of one of your important points on your--

Sharron Reackhof: I think one of the points is that we wanted to involve the local residents and the on-site residents as well, and that was sort of what we were envisioning, and I know I've had discussions with both Brian and Doug about going out and having more public outreach than in the past.

Bruce McKleroy: And I think, as a member of the RAB, I'd like to help in crafting that. To see what would be effective and who to talk to. What sort of public outreach you should use, in addition to what I assume the RAB has a component that you expect that we speak to our constituents. Those of us from neighborhood associations--which we do--but you really need to have something where you're not going to be surprised further up the line here that the public feels like it hasn't been informed, either through a newsletter or some kind of fairly continuous method to campaign and get the word out as to what's happening.

Sharron Reackhof: You know I totally concur, in fact, I think one of the comments I had made earlier today was that the more people that you inform, the easier it will be to work through this process. So I look forward to working with all of you on that.

Bruce McKleroy: Thanks.

Doug Kern: Peter?

- Peter O'Hara: Since the National Park Service is paving over the beach extensionary on the east end and putting down new sod, what are the issues that are still open as far as the DEH is concerned?
- Brian Ullensvang: There were two areas in the DE--well, there's three issues. The first two are ground water related in the remedy addressed to DEH, there were two areas of ground water contamination at DEH which were noted. The remedies in both of those two different contaminant situations were to allow natural processes to attenuate the contamination. One of the contaminants was lead in the ground water. It appeared that it was on a downward trend naturally and was to monitor and to ensure that it reached a predetermined acceptable level. The other area were [trichorethylene], a solvent TCE, was detected, and there wasn't significant monitoring of that. There was only one well where that was detected. The remedy was to install additional wells and to again monitor that for degradation. The levels were not very high. Above drinking water standards but below the Bay standards, so as to monitor those chemicals to see that they reached the cleanup numbers set in the Wrap.
- Peter O'Hara: What is the methodology of natural attenuation?
- Brian Ullensvang: The RAB is not specific. For lead it appears to be more of just a dispersion. The levels were not high. It appeared to be associated with solids in the water. The sample, there may be some sampling artifacts that contributed to that. There was a source area of waste removed at the area where the lead was in the ground water. Fill material, trash, building debris. So that's been removed and a combination of natural of spreading of the earlier levels as well as removal of what appeared to be some of the contributing source to see if that worked. The DEH RAB talks about giving a certain period of time and I believe it's five or ten years of monitoring, at which point if it has not achieved the cleanup numbers, then active remediation would be considered.
- Peter O'Hara: And what type of active remediation might that be?
- Brian Ullensvang: That's not talked about in the RAB.
- Peter O'Hara: OK, OK.
- Brian Ullensvang: At those times the Army would not consider a pre-determined contingent action so there was some reconsideration. The third issue, I said three and only talked about two, was that the actual closeout reporting has not been completed. So the Army has reported on their soil removal activities, but

there is an administrative process to actually fully close out the site and that would be the third thing that which would need to be done in the future.

Peter O'Hara: And would that be done before the 5 or 6 year--

Brian Ullensvang: Typically not.

Peter O'Hara: So it's an open issue.

Brian Ullensvang: For DEH, they're open issues, and there will be some time before they-- unless the monitoring demonstrates everything is in compliance right away, it would be some time.

Peter O'Hara: Thank you.

Doug Kern: Any other questions on the main installation FS Wrap? Yes. Bruce.

Bruce McKleroy: It occurred to me, well, I figured out, with this changeover, is less than friendly in terms of the Army and their leaving. And so there may be some information that they have that could be useful that might be worth finding a way to try to find out whether Montgomery Watson had some good data that they'd like to turn over for some, for one reason or another, I don't whether you offered to pay them, or whether, I mean, you don't want to leave anything on the table in this transition phase. And if there has been an effort to do that--

Sharron Reackhof: Yes, there was some extensive meetings, transition meetings, that went on and there is a, where all parties sat and identified data and different types, and how we're going to receive it and when we're going to receive it, and so I think, Brian, we pretty well covered the plate and there's a ninety-day transition period where we will be receiving all the information generated in this part of the mediation activity performed by the Army. And there is also, tell me if I'm correct, an area, an [MOA], where somewhere it says we'll have access also, if there's something that's in an archived area of the Army's files that we need to go back to at a later date, then we can have that accessibility.

Brian Ullensvang: Yeah. The key is how readily accessible, that they've agreed to give us all the information they have. Some of it will be in waves. It'll be harder to use than it could possibly have been--paper copies versus electronic copies, where their electronic copies weren't readily available. But the idea during all those meetings was to gather everything that was out there so that there was no information lost during the transition, and that was the goal.

Bruce McKleroy: Do you feel you met the goal?

Sharron Reackhof: Well we haven't seen all of the data come pouring in yet, but I believe that there is a good faith effort and that's also what we all concurred and signed up for when we signed MOA's that there would be good faith efforts, and everybody would work as a team to ensure this transition occurs smoothly.

Bruce McKleroy: Perhaps that's probably the part that I had just referred to is that, to have some sort of an atmosphere of win/win, unless antagonism--

Sharron Reackhof: I've seen some of it already.

Bruce McKleroy: That's great.

Sharron Reackhof: ..and positive.

Doug Kern: I think there was a comment here, yes.

Female voice: I was wondering who [unintelligible] when you did your negotiations with the Army, [unintelligible] complete administrative record, right?

Sharron Reackhof: Yes.

Female voice: [Unintelligible.]

Doug Kern: Any other questions or comments on the FS RAB? Great. We have a couple of other update items. The first one would be the, a find but small UXO, unexploded ordinance which really wasn't--

Sharron Reackhof: Right. Right. It wasn't too much, it just was identified during the archaeological work on Crissy Field and it ended up being an 1912 circa projectile where the Army did their part and came up that day from Fort Ord with the appropriate personnel and reviewed it with the archaeologists, found that it was harmless and turned it over to the curators in Park Service.

Doug Kern: And then the golf course was an item that we were covering fairly regularly before during the last RAB meetings.

Sharron Reackhof: So the status of the golf course remediation, if you haven't had an opportunity. Go out there. The place looks great. Remediation activities are complete. The clubhouse is built. They've had their grand opening and we're just going to be finalizing the document with EKI and we're meeting

and talking with the Regional Water Board on any outstanding items there might be, but all the remediation activities are done at this point.

Doug Kern: This would be an appropriate time for any other comments or questions in general, or any comments from the public members. Yes, Sam, please.

Sam Berman: I wanted to make one comment, which, about the very extensive and good work that we heard about the building 637 cap. But I was puzzled and I got it straightened out during the intermission and would just like to pass on to the rest of the RAB here, what I thought was confusing to me, but maybe it wasn't confusing to you. It seemed to me in terms of the threat to the wetlands that the building 207 cap was much more significant--that east of the 637 and where the old gas station was, and if gravity flows are what the Livermore lab discovered or says is the movement of the plume, then that goes directly into the wetlands. So it seems from the environmental threat, the building 207 cap is much more important. We didn't hear about that tonight, because as I learned, the Army hasn't released it, so there's no comment on that.

Brian Ullensvang: They haven't released it yet.

Sam Berman: They haven't?

Brian Ullensvang: They have not.

Sam Berman: That's what I understand. So I would think that would be more important from the environmental hazard point of view on the wetlands, but what I did understand was there was an urgency with 637 because of the road that needs to be built. So there are two urgencies here. One is the environmental hazard and one is the building of the road, the changed in the road, the direction of Mason Street, and I was little confused as to why the 207 wasn't being addressed first, because that was really the environmental hazard, but I realize in terms of the schedule of doing things, the 637 cap became more important because of the scheduling having to do with the deviation of Mason Street. And maybe it was clear to everybody, but it wasn't clear to me until the intermission when I finally got it straightened out, and I thought I would pass it on here to the rest of our committee.

Doug Kern: Great. Any other comments? Yes, Ida.

Ina Shlez: I'd just like to say [unintelligible] all work together in a much more cooperative way [unintelligible sentence] ... any suggestions or comments you may have about concluding the [unintelligible] program as it relates to

the [unintelligible] program and any other suggestions you have about [unintelligible sentence]. Please feel free to write those [unintelligible] I planned to [unintelligible] to you giving me my contact information. [Unintelligible] and send my letters to all of you by e-mail, and if you don't have e-mail, by other means, so that you have my e-mail address and phone and fax and all that information, and I would like to consider myself a resource for you to feel free to [unintelligible] vent or tell stories or whatever you'd like to do.

Doug Kern:

Thanks, Ina. And I encourage you to take her up on that as much as possible. As always, direct your action items or any agenda items through the co-chair, to Mark. Are there any items that people have a burning desire to be hearing about that haven't been talked about that you were wondering about, that we can have presentation coming up? If they come up, just let us know, we'll get it on the agenda. If there are no other items, then it looks like our meeting is adjourned tonight. Thank you very much for coming and for participating.

[End of Meeting]

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GOLDEN GATE CLUB, PRESIDIO

PRESIDIO RESTORATION ADVISORY BOARD MEETING

TUESDAY, AUGUST 10, 1999

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STAR REPORTING SERVICE, INC. [415] 576-0700

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APPEARANCES

RAB MEMBERS:

Sam Berman	Jan Monaghan
Clair Best, DTSC	Joanne Chow Winship
Edward Callnan	Mark Youngkin
Linda Dorn, RWQCB	Sharron Reackhof, Presidio Trust
Peter O'Hara	Claudia Villacorta, RWQCB
Bruce McKleroy	Brian Ullensvang, NPS

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PUBLIC

Jim Arnold                Greg Little  
Marney Blair            Gary Maier, IT Corp.  
Eugene Brodsky        Eliana Makhlouf, Versar, Inc.  
Scott Engstrom        Neil Morgan Butcher, Tetra Tech EMI  
Bruce Handel, USACE    Ina Shlez, Presidio Trust  
Richard Haughey, IT-EMCON Tracey Wright

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TUESDAY, AUGUST 10, 1999                      7:10 P.M.

MS. REACKHOF:     Good evening.

Welcome to the RAB meeting. I want to thank you  
everybody for coming out this evening.

I think everybody realizes that this is a time that  
there is a lot of vacations happening and so this is not  
representative of the normal RAB meetings that we have been  
having.

So, if you will please start coming again, this  
isn't representative and I hope to see everybody here.

I want to introduce a couple of new faces, one of  
them being Claudia Villacorta who will be representing the

Regional Water Board along with Linda Dorn. We will be seeing either one or both of them at the meetings to come and I appreciate their showing up for the meeting.

I also want to recognize that representatives from the Army and Corps of Engineers are here tonight. They are on the agenda and we will be hearing from them shortly.

So, I would like to move forward and ask if everybody has looked at the agenda, if they have any input to the agenda or have any additions to the agenda at this time?

Okay. Is there any announcements anybody would like to make at this time? Old business? Community reports?

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Mark?

MR. YOUNGKIN: Good evening.

I would just like to mention there are sign-in sheets in the back, so members should sign it so they don't get letters from Ina.

The committee -- our regular committee meeting is on the fourth Tuesday of July which was the 27th and we discussed several topics.

We discussed the bidding package for the Building 637 CAP, remediation. We had an update on Building 637 on the remediation project by National Park Service by Brian Ullensvang.

We discussed the Charter and Bylaws. The Rules Committee is revising those Bylaws. We were on the sixth draft of the revision.

So, we had a pretty long discussion on issues on the Charter and Bylaws at the committee meeting.

We discussed community relations. We just sort of had a general discussion on that.

We had an update on the master schedule from Sharron and we had updates on Crissy Field, other outgoing projects, and we discussed membership issues, getting replacements for various agencies and the like.

Do you have anything you want to say on the Charter

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and Bylaws, Julian?

VOICE: Actually later on. Give him a chance to sit down.

MR. YOUNGKIN: Okay.

We also have some other issues concerning membership.

Jan, would you like to talk on the membership drive?

MS. MONAGHAN: As you know, we have been looking at the roster.

We think that there is about five or six openings. So, what we would like to do is advertising openings in September as people kind of get back into the groove here and do a membership drive.

So, we are working on what the copy needs to say and what the procedures are going to be and also we have been working on the membership application.

MR. YOUNGKIN: Thank you.

MR. O'HARA: Question.

When people drop off or drop out of this group, do they formally resign and to whom are resignations tendered and what sort of announcements are made?

I don't recall with the exception of one or two people ever being aware of the fact that people are resigning

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and that vacancies are opening up.

MR. YOUNGKIN: Yeah, sometimes resignation letters come to me.

I have got one from Molly Hooper not too long ago. Other times, most of the time people just quit attending and, after three or four meetings when they haven't attended, we have a process whereby a letter automatically went out and if they didn't respond to it, they would be dropped from the membership roster but we haven't really been doing that for the last two or three months.

MR. O'HARA: Well, I think then as long as there is a change in the membership, that some sort of an announcement of the person being dropped or resigning should be made because we make a -- a big deal out of offering membership and screening membership, but for those that are not involved in membership or in the leadership of the group here, there are -- there is no way of knowing that -- that vacancies are created and I think that the members should be aware of the fact that people are coming and going and I would like to see that, that any time anybody drops out or is dropped, that that is part of the agenda, at least there will be an agenda item identifying that issue.

MR. YOUNGKIN: That's a good suggestion.

I think we are at twenty-three members, is that

right? We are down to twenty-three members.

We also have an issue with leave of absences. We have had a few members on leave of absence and it is a matter of whether they are coming back. You know, I'm not quite sure.

MR. O'HARA: How can they serve the public if they are on a leave of absence?

MR. YOUNGKIN: Right.

MR. O'HARA: So, they are either on or off.

MR. YOUNGKIN: On the membership drive, we would like to deal with those issues. I think that it is a great suggestion.

Okay. Our next committee meeting is on August 24th and there will be factors to be determined, so pay attention.

Okay? That's all.

MS. REACKHOF: Okay.

Under Reports and Discussions, Dave? Did you want to give a presentation?

MR. WILKINS: Well, I'm going to come up and say a few words.

This is just the transition activities. I was going to take the option to do that.

MS. REACKHOF: Great.

MR. WILKINS: Since you have an opening.

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MS. REACKHOF: That's Dave Wilkins from the Army.

MR. O'HARA: Don't keep us in suspense, Dave.

MR. WILKINS: Say again?

MR. O'HARA: Don't keep us in suspense.

MR. WILKINS: Okay. I promise not to.

Okay, hello, everybody, again. If you don't remember who I am, the infamous Army representative and the ex co-chair Presidio rep.

Sharron has invited me back this evening just to say a few words, sort of an informal farewell from the Army.

Since the last time that the Army has gone to RAB was the April RAB, I believe. So, I don't know how many RABs you have had between that and now but, in any case, since I didn't really say good-bye since we didn't know for sure if



the signing was going to place in May and there was still some tensions there in the very last minute and, in fact, it happened.

So, that officially marked the beginning of the transfer process of the environmental cleanup program from the Army to the Trust.

So, I'm here tonight just on behalf of the Army Corps of Engineers' office to express our thanks to all the

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RAB members who have been here and provided their input and advice and comments and all of those things to the Army during the past four or five years -- actually, five years.

It was May of '94 that we got started, and I know that some of you have been here ... Peter, for example, and Jan I know have been here for the duration.

So, I encourage you guys to continue on and to continue to provide community input to the Presidio Trust and the Park Service as they assume responsibility for the program.

There is still a lot of work obviously to be done

and I think you guys have done an excellent job of providing that community input, and I wish you the best of luck and continuing that in the future.

In addition to that, the only other thing I would like to do this evening is just to kind of explain what the Army has been doing for the past ninety days or almost ninety days since the program was transferred.

We have been in the process of transferring the environmental cleanup program to the Presidio Trust and that consists of a variety of different activities that were mandated in the memorandum of agreement signed by the three parties.

So, the key thing I wanted to just highlight were

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the transition activities and, let's see... Where is the "on" switch here?

This might be a little hard to read. Yeah, it is going to be hard to read. It is small print.

Anyway, perhaps what I can do is give these to Sharron and maybe, if people want -- if they are interested, you can have copies of this. This will just take a couple of

minutes.

This just highlights some of the activities that we have been doing. Most of this on this first table, 5-1, are reports. As you can see, most of them have already been published.

You still should have ... continue to receive notices of availability of the documents from our branch librarian, Jim Leibich, but we are in the process of actually transferring that entire library over to the Presidio Trust.

The deadline for doing that is August 23rd but as we are processing those documents for transfer, we are sending them over to the Trust and, of course, their library is located in Building 34.

As soon as you come in the door, you make that right turn. It is right there by the reception desk, and you can see their shelves are starting to fill up with all of the old documents from our library.

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So, we are going to finish that up as well as a transfer of the vertical file that was anything that wasn't

physically a document.

So, that's the latest and greatest on that. A couple of other items that made up table 5-2 and, again, most of these or these are all reports to a couple of activities.

There with some archeological artifacts that were found over the course of the program and those are being transferred over as well and then, on the last page, this is mostly activities and this kind of outlines some of the more major activities that we are doing.

Listed in this are some of the major reports like when Mark did that survey on the historical buildings and things like that, trying to identify any other sites of concern.

We created this large document in tabular form. That's going to be coming out here shortly.

There are some other technical and data base type information that the Trust has requested. It is listed in here as well and some other things of that nature.

So, all of this is going to be done, though, by August 23rd. That's our... That's the end date of the transition period and that's when all of these activities will be done. So, it is just within a couple of weeks.

Yes?

MR. BERMAN: Can you tell us what documents these pages are from?

MR. WILKINS: These right here, this table?

MR. BERMAN: Yes.

MR. WILKINS: They are from Exhibit 5, the Memorandum of Agreement, the three -- the trilateral agreement signed by the Army Park Service and Trust.

They were six exhibits to that MOA. The transition activity represents Exhibit No. 5.

MS. REACKHOF: And, Sam, RAB does have a complete copy of all of this.

MR. BERMAN: Right, but I didn't recognize all of this.

MS. REACKHOF: Yeah, I know.

MR. BERMAN: I apologize. There is a lot of material there.

MR. WILKINS: Yeah, it was a lot, and like I said, I'll leave this with Sharron and if any of you want to see a copy of this, just contact her and then, certainly, by the time August 23rd comes around, all of this will be done anyway.

So, that's what we are doing and that's what we

will be doing for the next couple of weeks.

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As for me, personally, if any of you are curious, the Army has asked me to stay around for one more year. So, you won't be seeing the last of me.

Actually, on behalf of the Army, I will be attending RAB meetings and any other technical meetings but only in an observer role, so to speak. I won't be actively participating, obviously, or communicating any particular intent or agenda.

I'll just be observing for the benefit of the Army and do that for about a year and that's about it.

I also will serve as the first line of dispute resolution as an action Officer under the MOA but I don't think that there will be any disputes about anything going on. So, you probably won't need to worry about that, either.

But, in any case, that's the latest and greatest from the Army. Like I said, the stuff we are finishing up is mostly some reports, some final logistical activities with regards to some cleanup and, come August 23rd, all of that will be done and that's it.

So, again, thank you for all of your time and your input and your commitment and your volunteer service and I wish you the best of luck in the future.

Any questions? Yes, Mark.

MR. YOUNGKIN: Will the repository be

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transferred over here, too?

MR. WILKINS: Yes. That's what we are transferring now.

If you go over to Building 34 and look in their library, you will see I think three rows of documents already starting to fill up there, three of the big tall book shelves they have.

MR. YOUNGKIN: So, contact Jim Leibich after a certain date?

MR. WILKINS: Well, after August 23rd, you won't have anything. So, I'm not sure who your library folks are but they have all of that.

So,....

MR. BERMAN: Where will you will he

located?

MR. WILKINS: I'm still going to be located in East Fort Baker, same phone number. So, if for any reason you need to contact me for anything, give me a call.

MS. REACKHOF: I just wanted to say on behalf of the Trust, I want to thank the Army very much for the responsiveness and assistance they have given us during this transition period and I look forward to being in touch and moving forward. I'm sure we are going to be needing you.

MR. WILKINS: Yeah, me, too.

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Okay. Thanks, everybody.

MS. REACKHOF: Thanks, Dave.

Okay. Next, we have the update on Crissy Field in Building 637.

Brian Ullensvang?

MR. ULLENSVANG: I'm just going to be fairly brief tonight providing things that we have to deal with.

Regarding Crissy Field, if anyone has been out there, you will see there is a tremendous amount of construction underway right now.



The work and primary activity, the most visible activity out there now is the actual construction of wetlands and this involves excavating the hole under the wetlands and moving that soil to other places on Crissy Field, primarily, the Presidio Air Field and restored air field.

There will be an elevation change in the area and creating a new surface in the area.

So, that's what is going on there and there is an excavator out there moving the wetlands and trucks going back and forth moving the soil.

It is actually quite a quick operation, when you look at it. We have found a basis to see a whole thick medium to grow out there.

On the north side of the wetlands, we are just

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starting excavation. We are actually now at the bottom of the wetlands where they are digging.

So, if you were to walk on the promenade, you will see that the shape is beginning to form.

The east beach area in this group, the east, you

know, is the DEH area has been opened up to the public. The parking and driveways out there have been paved and those are open.

The trees have been planted in that area. The grass has been planted. It is currently underdeveloped but eventually that will be opened up.

During the construction of the wetlands, as many as you will recall, there is a continuous reaction plan in place such that any sort of discovery or potentially contaminated material, unknown tanks or pipe lines, if any of those are discovered, there is a plan of action on how to respond to that.

The Trust will be taking initial samplings and then responding appropriately.

I just wanted to point out that last Wednesday there was discovery of some of what turned out to be gasoline contaminated soil on the wetlands.

The Trust within hours collected samples of the area. It was above PM numbers and, as of yesterday?

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Yesterday, excavation is when this occurred and right now it

is awaiting confirmation samples.

So, it all worked according to plan and the Trust was very responsive in getting out and moving the soil out of the way so that excavation will now continue.

The confirmation samples should be back sometime this week. Yeah, Jim?

MR. O'HARA: Brian, was there any indication in the discovery process of the source of the contamination?

MR. ULLENSVANG: No, there wasn't in this location. It is a fairly small area.

So, it might have been a spill sometime, that of gasoline or fuel product activity, appeared to be weathered. So, it might have been there for many years and there wasn't any -- to my knowledge, there was simply no sign of how it got there.

MR. O'HARA: So, there is no concern then about a reoccurrence?

MR. ULLENSVANG: Not in this area.

Where the spill was is now out of the ground. I mean, the wetlands construction will go through that area. So, it will be completely excavated, both the contamination and the clean soil around it.

So, it was probably surface spills at some point or a tank or some structure once removed, so there is no trace of it anymore.

MR. O'HARA: Okay.

MR. ULLENSVANG: These will probably continue to occur as the one excavation continues. It is expected that a plan will be put in place.

MR. CALLANAN: You indicated that the Trust will respond immediately.

How do they do that? Is there some contract or is there some organization to go out and check or would it be people on staff?

MR. ULLENSVANG: I think in this case, it was Sharon's staff actually went out and collected a sample and I was out there as well.

So, it was really time for going out and putting the potentially contaminated soil into the sample containers and had them shipped off to the lab.

The Park Association has a lot of equipment out there. So, they were helpful in digging holes to collect the samples.

So, it was -- we were responding right away.

MR. CALLANAN: Okay. Thank you.

MR. YOUNGKIN: Yes, Bruce.

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MR. CALLANAN: Have you excavated the soil already?

MR. ULLENSVANG: Yes.

The soil was excavated yesterday.

MR. CALLANAN: And what kind of volume did you excavate?

MR. ULLENSVANG: It was estimated before excavation to be about a hundred yards of contaminated soil and about three to four hundred yards of overburden. So, it was in that order of magnitude.

I saw the excavation a day afterwards and it appeared to be about what was expected before it went into it.

MR. CALLANAN: Kind of impacted the ground water?

MR. ULLENSVANG: Yeah, it was floating on ground water.

MR. CALLANAN: Whereabouts was that on the field?

MR. ULLENSVANG: It was on the north side of the medium wetlands, approximately opposite the PX.

It was not far from where there has been some previous petroleum found during the archeological water and it should prove the amount of testing was below level and so

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here we got into it and it was significantly above ground.

The cleanup level for the wetlands is approximately eleven to twelve milligrams to kilograms and the highest sample from this area before cleanup was 3200.

So, it was pretty serious and I believe excavated before the excavation in the area.

MR. CALLANAN: Where is the soil?

MR. ULLENSVANG: The soil is currently in bins and in a constructive containment area pending results.

MR. CALLANAN: Thank you.

MR. ULLENSVANG: Yes?

VOICE: Where is all the concrete being used that is being crushed up?

MR. ULLENSVANG: The concrete is -- crushed concrete is being used at a variety of locations throughout Crissy Field.

It is being used for construction of an underpass and roads, under some of the land space created.

So, part of it is the same building is being recycled and concrete reconstruction to be used in the future but there is certainly a big pile, isn't it?

VOICE IN AUDIENCE: Uh-huh.

MR. ULLENSVANG: Any more questions on Crissy Field?

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If not, I'll move on to Building 637.

VOICE: I have one more question.

MR. ULLENSVANG: Yes.

VOICE: I notice that some of the parking lots are going to drain out into the tidal area.

Will there be some type of ... something to filter the drain off from the parking lot?

MR. ULLENSVANG: No. I don't believe that

there is.

I'm not sure for the new parking lot exactly how they drain and let me get back to you if you are interested in that. I don't have the particular design, personally. I know that they have tried to plan it thoroughly.

Okay, Mark?

MR. YOUNGKIN: I was just curious as to the excavation that has proceeded. Are they actually below water yield and is there standing water there?

MR. ULLENSVANG: There is standing water in the excavation area. They have not opened it up to the Bay yet.

It is interesting that the free surface water level in the water excavation is below the ground water level. So, it is not filling in very fast.

The soil matrix out there is very tight and the water doesn't flow very freely right now but I think that's

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one of the reasons they are starting at the deepest point, so that the water will flow away from the walking medium.

MS. REACKHOF: I asked if there was an area that people could go and look?



MR. ULLENSVANG: It changes but, if you were to walk along the general alignment of promenade which is to get at the pedestrian/bicycle runs or multi purpose path by the views along the Bay, you can get some pretty good vistas along the construction project.

I know that's changing even today. They are doing paving of portions of the promenade. So, they are having to reroute the pedestrians and visitors around the different areas but, generally, you can walk on the north side of the future wetlands and get a pretty good view of what is going on.

I encourage people to take ... if the weather ever turns nice, to take a walk out there and look at some of the folks who do the findings. Plans have really taken off there. I was out there today and they were full blown and it is really upgrade.

On with 637? We had quite a bit of discussion about 637 last month and, for those of you who were here, sort of de-briefing for those who are now here, please ask questions if I'm not providing enough information tonight.

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As many of you know, the Corrective Action Plan, the final CAP is nearing completion on that site.

The 637 site is in the northernmost area on the southside of Crissy Field just west of the Commissary.

A working group the RAB was formed has gone to five meetings with the Park Service of the Presidio Trust.

The final path is being published by the Trust and will go for approval to the Regional Water Board. We are in the final throes now of getting done with and documented on paper, doing the final editing and cross-checking and that is expected to be submitted to the Regional Board next week for their review and proposal.

As we talked last month, there was still some uncertainty about what the preferred alternative would be. It is going to be alternative 4-E for those of you who remember numbers.

For those of you who don't remember the numbers, which I expect will be most of you, it will be the excavation of the shallow soil from five to six areas and four feet plus two of those areas were in the deeper excavation, six feet for the deeper excavations. ORC will be added to that fill.

One of those deep areas is in the ... along the edge of the smear zone or the center area of excavation.

For those areas that are not excavated, ORC will be

injected into the smear zone. So, it is a combination of excavation plus injection.

The bidding for the construction of the water is underway. Currently, there are different perspectives. Contractors are joining the process and, bid prices, those are due to the Presidio Trust next week on Wednesday.

Following the bidding, there will be a contract award. If all goes well, will take approximately a week and starting water on the site will actually begin if, again, if all goes well after Labor Day.

The exact scheduling will be determined once the consultant is selected. They will have something for us as to how they want to approach the water and the timing of their activities.

The present estimated cost in the final preferred alternative is approximately \$760,000, and that's generally what the amounts were. There is possibly some refinement as to adjacent buildings.

MR. BERMAN: Brian, can you remind us again what the Army's original estimate was for the CAP for

Building 637?

MR. ULLENSVANG: They didn't provide one in their Draft Revised Final CAP. So, that's not yet.

Bruce?

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MR. O'HARA: Brian, the timing of this process, the restoration process, how does that dovetail with the realignment of Mason Street and are those two jobs compatible?

MR. ULLENSVANG: They are intimately related. I'm sorry I don't have a map tonight but Mason Street is being realigned in the area of the 637 project and it was one of the primary reasons why the 637 project was altered so quickly.

So, the construction of the road will wait until the particular initial phase of the cleanup is complete.

The contract for the cleanup with the construction firm and the current bid documents specify that those three excavations in the roadway have to be completed by October 8th. That does create some impact to the potential activity for the association's realignment. They had hoped to do that

water in September.

The roadway realignment is intimately in the matter of the construction by the air people in that they can't complete the airfield in the area where it currently is until they move the road to a new location.

So, there will be some impact and the goal right now is to minimize that impact. So, it is a little out of sync but that's the best we can do.

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Any other questions? I went through that briefly.  
So, please feel free to ask questions.

MS. REACKHOF: Okay.

If there is no questions, Mark, you have a RAB resolution I believe on 637?

MR. YOUNGKIN: I'm sure this resolution was authorized by Doug Kern who is on vacation and will not be with us tonight.

I'm not sure how this was distributed. Did everybody get a copy of the resolution? Did everybody see them?

There is a one-page resolution here and generally expresses support for the process that we went through on working group for Building 637 and the same expressed in working with the document and adding another section to it and we don't have a forum tonight. So, actually, we can't vote on the resolution.

So, I believe we should carry it over to the committee meeting for a discussion.

Is there a desire to discuss this resolution right now? Do you want to express some feelings or thoughts about it?

MR. O'HARA: Is it my understanding that there is not a consensus tonight?

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MR. YOUNGKIN: I don't really know that yet. Yeah, I think it is kind of premature to see if there is a consensus on that.

MR. O'HARA: What I'm thinking of is the timing on it.

By the time that the Board gets around to discussing it and endorsing it or amending it, it will be a

fait accompli because you all are ready to hit the ground with both feet running.

So, I'm sort of distressed first of all that we don't have a quorum and, secondly, that we don't have a recommendation to the Trust endorsing whatever it is that you have all concluded.

I'm really distressed about that.

MR. ULLENSVANG: I think it is really more of a process for the future than resolution on this issue.

So, maybe, Mark, is it too long for you to read?

MR. YOUNGKIN: Let me just read the end of it, the "be it resolved".

MR. O'HARA: Yeah, the whereas's.

MR. YOUNGKIN: "BE IT RESOLVED THAT the Presidio of San Francisco Restoration Advisory Board finds the public participation efforts by staff of the Presidio Trust and staff from the

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National Park Service to be commendable and appreciated; and

BE IT FURTHER RESOLVED THAT the Presidio of San Francisco Restoration Advisory Board finds the public participation approach conducted by the Presidio Trust to be on 'track' and the PSF RAB wishes to continue working in this fashion with the Trust as a full partner in the cleanup process; and

BE IT IS FURTHER RESOLVED THAT the Presidio of San Francisco Restoration Advisory Board will continue to search for ways to further improve the public participation process and engage in a dialogue with the Presidio Trust and National Park Service to make incremental improvements as agreed upon by all parties involved."

So, it is more process oriented, actually, than facts but the current process.

MR. O'HARA: I'm sort of in favor of taking some sort of action tonight if we can, even if it is an endorsement of this subject to proposal by the entire Board at the next meeting but I'm taking a look at the way that the Trust is bending over backwards to accommodate public



participation in the cleanup issues and, to the extent that you have got a resolution on one particular building but in terms of the entire process in total and we can't turn out a quorum to support that before the fact is a little distressing but I would like to do something at this meeting subject to approval or acceptance at our next meeting to at least move and get seconded the wherefore's if not the whereas's.

MR. BERMAN: Well, we could move, I think, and say that we agreed with the resolution and then support it and actually would submit it as a formal document.

MR. YOUNGKIN: I think with a quorum we can make a motion.

MR. HULTGREN: Why don't we just have maybe a show of hands who are here who would favor this? And then it can be put on the agenda next with that factored.

MR. YOUNGKIN: That's a good idea.

I know that we can try to distribute it to everybody so they have a chance to see it. I haven't seen it yet and, if there is a change, I haven't seen it yet.

So, is there a formal show of hands who are accepting the resolution in general or would like to carry it over to the next meeting?

AUDIENCE: (Hands raised).

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MR. YOUNGKIN: All those opposed?

AUDIENCE: (Hands raised).

MS. REACKHOF: I'm sorry. Is that six or  
five people? Six in favor.

MR. O'HARA: Any against? Abstentions?

MS. WINSHIP: I abstain.

MS. REACKHOF: Ms. Winship abstains.

MR. O'HARA: Okay. Thank you.

MS. REACKHOF: Julian is going to talk about  
proposed revisions to the RAB Charter and the bylaws.

MR. HULTGREN: Okay. There is -- it won't  
take very long, I think.

The Rule's committee has been working on this for  
about a month and I think we have come up with five or six  
drafts. I have lost track.

In any event, most final drafts we have is called  
draft version five which I think will be distributed to all  
the RAB members, those who are here and those who are not  
here within the next week or so.

Originally, we undertook this idea of revising the Charter Bylaws because of the transfer of the cleanup responsibility from the Army to the Presidio Trust because the old Charter and Bylaws were framed with the Army in mind and the Army is mentioned frequently in the Bylaws.

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As we got into the job, however, we found that there were certain uncertainties and ambiguities in the Bylaws that we thought could be perfected -- could be improved upon and so we looked at the entire Bylaws, not just the terminology, "Army" and "Presidio Trust".

In doing so, it had been the committee's intention to improve the Bylaws without altering the basic concepts that were set forth there and, as I mentioned, the last version which is not necessarily final but is about as final as the committee can possibly come up with right now will be distributed to everyone again in a week or so and we are asking them that all the -- all the RAB members, both those who are here and those who are not here, review it and make comments and those can be critical as well as supportive and

make comments either in writing or to one of the committee members and I think there will be a cover document or a cover memo that will go but, if you can review and make your comments and make your suggestions and any criticisms you have, we are kind of shooting for this kind of schedule.

We hope to have the comments, the written comments available by the planning committee meeting on August 24th and then I hope we can put on the agenda the new draft for discussion and for oral comments in that time.

So, make written comments if you can and send them

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to one of the committee members or, if you prefer, come to that planning committee meeting on the 24th and make your comments earlier or do both and then, if all goes well and if it meets with substantial approval, we are hoping to get people to vote at the next RAB meeting on September 14th.

Questions, and I'm not going to go into the substance of it because it would be too difficult for me to do that and it won't actually do service, I think, to the document agreements until you look at it and the substance I hope will be discussed at the planning committee meeting on

the 24th.

MS. REACKHOF: Any questions?

Now we have an update from the community relations activities.

MS. SHLEZ: Sure.

I thought you would want to know about one thing is on August 25th, there is going to be an open house tour that will be given by the facilities department.

There is also going to be building improvements, all sorts of things going on, signage, all sort of unsung things that have been improved at the Presidio to improve the quality of the park for visitors and for tenants and for all those involved.

So, the open house will be kind of a chance to talk

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to folks who are doing the water.

There is going to be a tour of some of the buildings in some of the areas which are being restored which is the Bay Area Ridge Trail and the firehouse and the new real estate office and the golf course with the new clubhouse

and it is just a great opportunity for the folks that are kind of interested in some of the other things that are going on in the Presidio.

Along with the environmental water, there are all sorts of other things going on to help improve the park for everyone.

That is going to take place at August 25th starting at 5:30 and I think the meeting will end around 8:00 o'clock.

So, it is will start off with the poster display and then there is going to be a tour for those who want to be taken to the site to show you what is going on. Park in the rear lot and go inside and, if you haven't been in Building 34, the Presidio Trust offices, that is also a building that has also been restored and it is a chance to see where the new BRAC library will be.

So, I encourage everyone to come out and visit that day. So, again, it is August 25th starting at 5:30 and it's going to be sort of a meeting before and, again, everybody will be able to visit the area.

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So, that's one of the things that the Trust has

been doing is revising the community relations plan with the Presidio.

In that effort, I will be contacting some folks, the regulators and elected officials and others during the revision process and solicit any input you have.

You can also give me input outside of that formal interview process. I will be very happy to sit down and talk to you about that.

Basically, anything you might have in terms of how we can improve this on this process. Specific things that you would like to see in terms of public outreach programs and cleanup programs, anything like that we would be happy to hear from you.

So, if for some reason you are not called or we have not set up an appointment with you to do the formal kinds of things, please call me or send me a letter or however you feel most comfortable in doing that. I would be very happy to have the input. So, that's going to be an ongoing process for several months.

The RAB will probably get a chance to see the CRP in case you have any specific comments you would like to make on that. So,....

MR. WILKINS: Question. I was just

wondering, are there any more vegetation management planned tours?

MS. REACKHOF: I thought there was one tonight that was happening at 1750 Lincoln Boulevard.

I do want to say one thing which is that the Trust is revising the community relations plan in conjunction with the DTS and will be working closely with Claire Best to identify representatives and will be constructing those interviews with the department.

Bruce?

MR. ULLENSVANG: Do you have any idea what's going to happen to the internet site for the environmental cleanup?

MS. SHLEZ: We don't yet.

That's one of the things we talked about with CRP, what kind of communications people would like to see.

So, the idea is that we would like to continue that as an outreach means but we want to be able to get it so that we, the folks who will be using it, will have some input into the content.

So, we are hoping that in six months or so, that we will have a really good output for that.



VOICE IN AUDIENCE: Do you have any announcements we can view?

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MS. SHLEZ: Yeah, yes. We can e-mail them to you.

MR. BERMAN: I was wondering if you can make these an announcements such that a facility tour in the public newspapers so that the communities -- some of the people that might not be here tonight would know about it.

MS. SHLEZ: Oh, sure.

The facility tour advertisement has been fairly run. There will be newspapers. I was just asked to make the announcement at the meeting tonight but it is being announced at meetings with the Presidio Alliance and other groups that are assisting the Presidio as well as the input and newspapers is being put on the community calendars and all of that.

As a matter of fact, I'm glad you brought that up, is that starting with the September meeting, we are going to be posting the RAB meetings announcements in a whole array of

newspapers and basically trying to get as many different groups to come out instead of just putting it out in the Chronicle or something like that.

MR. BERMAN: The entertainment pages of the Chronicle has a section which will list things like that free of charge.

MS. SHLEZ: That's exactly why we are

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working with a public relations firm who sort of place these ads in all of the newspapers, including the Chronicle and the Examiner as well.

MS. REACKHOF: If there is no questions, any new business or topics that anybody wants to bring up at this time?

Okay. Do you have any action items tonight? Anything other than carrying the resolution to the next meeting that I heard?

Anybody have any additional items?

MS. SHLEZ: The other action item is that I will be making copies of the Bylaws revisions for all the members to be sent in the mail next week.

MS. REACKHOF: Okay.

An agenda and items for the 24th, if anyone has them now and if they want to bring them to the committee meeting, that's fine. Obviously, the resolution will be moved to the next meeting, also.

Does anybody have at this time any agenda items that they would like to see on the next meeting?

MS. MONAGHAN: Do we intend to have the committee at Building 1750?

MS. REACKHOF: That's what I had attempted.

The subcommittee meeting will be at 7:00 p.m. at

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the Trust Building 1750, the second floor of the building.

If anyone doesn't know where this is, it is right adjacent to the Lobos registration area.

MS. MONAGHAN: Thank you.

MS. REACKHOF: If there is no more agenda and items, I want to thank everybody for coming out.

I especially want to thank the Army Corps for attending this meeting and I hope to see you all at the next

meeting.

Thank you.

-- 000 --

[WHEREUPON, AT 8:00P.M., PROCEEDINGS ADJOURNED]

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RAB MEETING - 9/14/99

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GOLDEN GATE CLUB, PRESIDIO

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15 PRESIDIO RESTORATION ADVISORY BOARD MEETING

16

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TUESDAY, SEPTEMBER 14, 1999

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APPEARANCES

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13 RAB MEMBERS:

14

15 Sam Berman

Scott Miller

16

17 Clair Best, DTSC

Sharron Reackhof, Presidio Trust

18

19 Saul Bloom

Ellie Roman

20

21 Edward Callanan

Brian Ullensvang, NPS

22

23 Julia Cheever

Claudia Villacorta, RWQCB

24

25 Arlene Gemmill

Joanne Chow Winship

26

27 Julian Hultgren

Tracy Wright

28

29 Doug Kern

Mark Youngkin

30

31 Andrew Lollis

32

33 Bruce McKleroy

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36

37 PUBLIC

38

39 Ryan Brooks, EA Engineering

40

41 Gary Maier, IT Corp.

42

43 Neil Morgan Butcher, Tetra Tech EMI

44

45 Ina Shlez, Presidio Trust

46

47 Stephen F. Tyahla, EA Engineering

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RAB MEETING - 9/14/99

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TUESDAY, SEPTEMBER 14, 1999

7:16 P.M.

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13

MR. KERN: Good evening.

14

15

My name is Doug Kern, and this is the scheduled

16

17

meeting of the Presidio, RAB Restoration Board Advisory,

18

19

meeting and I'd like to thank particularly the public who has

20

21

joined us here tonight.

22

23

As always, I would like to ask members of the group

24

25

here if they have any changes or additions to tonight's

26

27

agenda, if any at all?

28

29

Yes, Mark?

30

31

MR. YOUNGKIN: Do you think maybe that we can

32

33

discuss the National RAB Caucus?

34

35

MR. KERN: Yes. There was a discussion about

36

37 that.

38

39 I think if we have time perhaps later in the

40

41 meeting we can have a discussion of the National RAB Caucus.

42

43 I will put that down, let's see, after item five.

44

45 Anything else? Okay. Then we will proceed ahead.

46

47 Any announcements this evening? Ina, did you have anything?

48

49 MS. SHLEZ: Yes, I do.

50

51 A couple of things I wanted to mention tonight,

52

53 some updates. One is all of the holdings that used to be --

54

55 all the document holdings that used to be in the BRAC Library

56

57

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are now over in the Trust Library Building 34.

Our librarian, Barbara Janus, has been very busy trying to get the items up and she is seventy-five percent done with that and, if you will stop over there sometime, then you can check out the great shelving system she has and hopefully finding the documents will now be a lot easier than ever.

Also, I want to let you know that the Trust Library is opened on Saturdays from 9:00 a.m. until 1:00 o'clock in the afternoon.

So, if you need to go over and check something out and you can't go over during the weekday hours, the Library is open on Saturdays. So, I would encourage you to stop by and check it out.

The other thing I want to let you know is that a

38

39 lot of the documents have duplicates. It may be easier for

40

41 them to store them over at Building 1750. So, you are

42

43 certainly welcome to check them out there.

44

45 We are still kind of in the process of getting that

46

47 Library together but we hope to do that probably by the end

48

49 of October, that should be in really good shape.

50

51 We can't promise that all the documents over in

52

53 Building 34 will be there but they have a lot of duplicates.

54

55 The other thing I want to mention as a resource is

56

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9 I have established a RAB resource book. It is a binder, and  
10  
11 I will make copies of the same thing for the Building 34  
12  
13 Library and that's going to have things like past agendas and  
14  
15 transcripts of meetings in it for you to look at as well as  
16  
17 any mailings or current rosters.

18  
19 It's the kind of information that's going to be  
20  
21 sent out to folks just in case you have lost it or want to  
22  
23 get another copy of it or check out a transcript from the  
24  
25 meeting that you weren't able to attend.

26  
27 That will be available to you there and, once we  
28  
29 have a website established for the remediation program, the  
30  
31 transcripts will also be posted on the website at that time.

32  
33 The other thing I wanted to do is hand out to you  
34  
35 the latest rosters, and I would like to ask you if you can  
36  
37 all please help me in updating it with the most current  
38  
39 information for you.

40

41           So, please just take a look at the information

42

43 that's in there and I would very much appreciate if you can

44

45 get back to me if there have been any changes. I know some

46

47 folks have gotten e-mail changes or faxes or anything like

48

49 that.

50

51           We are trying to figure out the best and most

52

53 timely way to contact you. So, please let me know if you

54

55 have any of the changes.

56

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9

I have listed on the front there several different

10

11 ways that you can get in touch with me. So, I would

12

13 encourage you to do that.

14

15 Once all the changes are made, I would definitely

16

17 distribute a new roster with all of the changes in it. So,

18

19 use it for now and probably in the meantime, hopefully by the

20

21 next RAB meeting, I will have a more current and a more

22

23 accurate roster for you.

24

25 Doug also asked that I distribute to each of you a

26

27 copy of the resolution that he has made. He is going to go

28

29 through that a little later down on the agenda and I believe

30

31 that's it.

32

33 MR. KERN: Okay. I understand that was Barbara

34

35 Janus. Last name?

36

37 MS. SHLEZ: Barbara Janus, J-A-N-U-S. I don't

38

39 have her extension but if you call the main number, 561-5300,

40

41 they will connect you to the librarian.

42

43 MR. YOUNGKIN: Will she be communicating with

44

45 us by e-mail with the agenda?

46

47 MS. SHLEZ: When the document comes -- we

48

49 haven't actually discussed that. That's a really good

50

51 question and we should set a system up.

52

53 So, what we can do is talk with you about how you

54

55 would best like to get that information and then give that

56

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7 RAB MEETING - 9/14/99

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9 information to Barbara and she can get in touch with you that

10

11 way.

12



13 MR. YOUNGKIN: I think the e-mail is working

14

15 pretty good.

16

17 Anybody have problems with getting e-mail lists

18

19 like the Library, new documents thing like that? Is that

20

21 acceptable to everybody? Okay.

22

23 Looks like the e-mail system is working.

24

25 MS. SHLEZ: The e-mail system? Okay. We will

26

27 do it that way. Once Jim's responsibility for the Army is

28

29 over, we will take that on and make sure that those go out to

30

31 you.

32

33 Actually, I have a final announcement. We do have

34

35 Easteller here to do the transcription for us and, if I can

36

37 ask folks to just kind of speak up a little bit so that she

38

39 can make sure that she gets down as accurately as possible

40

41 what it is that you are saying, that will be great. Thank

42

43 you.

44

45 MS. REACKHOF: And it will probably help to  
46  
47 identify yourself until she gets acquainted with us. Point  
48  
49 your name tags towards her. Give her as much assistance as  
50  
51 possible. Great.

52

53 MR. YOUNGKIN: I was kind of confused by that  
54  
55 last statement.

56

57

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7 RAB MEETING - 9/14/99

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9 Will Jim continue his work past August 24th or into  
10  
11 the transition period?

12

13 MS. SHLEZ: Sharron, maybe you can help me out

14

15 on that.

16

17 MS. REACKHOF: I think he is to help us clean

18

19 up. I don't have much more information than that.

20

21 MR. YOUNGKIN: Thank you.

22

23 MR. KERN: Great.

24

25 Any other announcements? Okay. Any reports? The

26

27 Planning Committee?

28

29 MR. YOUNGKIN: We have our regular committee

30

31 meeting on the 4th Tuesday of each month and lately we have

32

33 been calling it the Planning Committee.

34

35 We last met on August 24th, and we discussed the

36

37 following topics. We had an overview of Building 637, a

38

39 corrective action plan by the National Park Service.

40

41 We discussed some revisions to the charter and

42

43 bylaws amendments and there was comments from the Trust on

44

45 the changes to the charter and the bylaws.

46

47 We also discussed membership issues and the coming

48

49 membership drive to recruit new members for the RAB and Julia

50

51 will know a little bit more about that and we also had a

52

53 brief discussion on the resolution.

54

55 Our next committee meeting will be on September

56

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7 RAB MEETING - 9/14/99

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9 28th at 7:00 o'clock again at Building 1750. Thank you.

10

11 MS. CHEEVER: Mark, can you explain what the

12

13 planning committee is? It is still a very general committee

14

15 meeting, apparently.

16

17 MR. YOUNGKIN: Right.

18

19 MS. CHEEVER: Everyone is more than welcome to

20

21 come to it.

22

23 MR. YOUNGKIN: It is open to all RAB members

24

25 and it basically covers a wide range of topics for planning

26

27 purposes to plan the next RAB meeting, to discuss ongoing

28

29 issues.

30

31 There is a wide range of topics and we meet once a

32

33 month two weeks before the RAB meeting. There are also

34

35 agenda items for the upcoming RAB meetings and miscellaneous

36

37 things.

38

39 MR. KERN: Okay. Any comments on Mark's

40

41 report?

42

43 MR. HULTGREN: I'm Julian Hultgren, and I'm

44

45 supposed to report on the bylaws and progress.

46

47 Draft Version No. 5 was distributed I think to

48

49 everyone and, if you did not get a copy, I think you could

50

51 ask Ina and she would be able to -- can supply you with

52

53 copies of the draft bylaws and charter.

54

55 MS. SHLEZ: I did. I sent them out to each RAB

56

57

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9 member.

10

11 MR. HULTGREN: If anyone doesn't have a copy,

12

13 then I think Ina has one.

14

15 MS. SHLEZ: Please give me a call and I will be

16

17 happy to send that to you.

18

19 I also have an e-mail. I will definitely email  
20  
21 that to you as soon as possible.  
22

23 MR. BLOOM: Actually, I have some other  
24  
25 questions because we are making a transition between --  
26

27 MS. SHLEZ: I'm sorry, you what?  
28

29 MR. BLOOM: We are making a transition between  
30  
31 our previous service and our current service. So, if you can  
32  
33 mail it to me as well, that would be helpful.  
34

35 MS. SHLEZ: Okay, that's fine.  
36

37 MR. HULTGREN: That version was discussed, I  
38  
39 understand, at the planning committee meeting on August 24th  
40  
41 and I was out of town.  
42

43 So, I don't know firsthand what transpired but,  
44  
45 again, I was informed by Mark and Doug and Sharron some of  
46  
47 the essence of that.  
48

49 There were comments that had been made by others

50

51 and those were discussed and they are now being taken under

52

53 advisement to be investigated.

54

55 I think the next step would be another committee

56

57

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RAB MEETING - 9/14/99

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9 meeting of the rules committee to look at those comments and,

10

11 in view of the draft that we now have and we don't have a

12

13 date set for the meeting because we haven't had a chance to

14

15 really talk about it, tonight we will maybe decide it and

16

17 perhaps announce the date. So, that's really where I stand

18

19 right now.

20



21 MR. BERMAN: Can I ask a question?

22

23 Are you getting convergence on it or is it

24

25 diverging with all of these new concerns that came up at the

26

27 last planning meeting?

28

29 MR. HULTGREN: I'll have to ask for help on

30

31 that because I wasn't at that planning meeting.

32

33 MR. KERN: I might be able to contribute

34

35 something on that.

36

37 In fact, one of the areas that was under discussion

38

39 was the set of -- there were concerns that there was perhaps

40

41 an overprescription of maybe some of the duties for the Trust

42

43 contained within the bylaws as something that was not

44

45 operational procedures and so one of the things that we were

46

47 asked to do is review the DTSC Public Participation Policy

48

49 Procedures Manual. I read every single page of this fine

50

51 manual, and --

52

53 MS. BEST: Me, too.

54

55 MR. KERN: Yes.

56

57

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9 MS. BEST: Many times.

10

11 MR. KERN: In that manual, we sort of

12

13 identified in the session which I can actually hand out

14

15 tonight if you think that would be useful.

16

17 MR. HULTGREN: Yeah, thank you.

18

19 MR. KERN: What it does is show all of it, sort

20

21 of various references in this document of the things that we

22

23 asked for.

24

25 We intended to ask for things that were a little

26

27 bit more specific than are what are called out in this.

28

29 So, what will come up probably in the committee, I

30

31 do want to say that I think the committee has done a

32

33 spectacular job as far as distilling the thoughts of the

34

35 various members over the years and concerns and trying to

36

37 capture those things within the document and, you know, what

38

39 may have happened on a couple of items, I'll just direct you

40

41 to item No. 2 which is under this section five dash F.

42

43 It says "organized and for vital and necessary

44

45 administrative support for regular and special meetings of

46

47 RAB and its committees" and there are just a number of things

48

49 that it calls out here, providing name tags and markers and a

50

51 variety of things that have actually been provided all

52

53 throughout what we have been doing and even as the Trust is,

54

55 you know, with all the responsibilities they continue to

56

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9 provide all this stuff.

10

11 It could just be that particularly since it is

12

13 mentioned in so many different manuals that it would be

14

15 overkill for us, perhaps, to have something like that in the

16

17 charter.

18

19 So, it is something for the group to look at and

20

21 see if it is being a little bit overprescriptive.

22

23 In any case, there are a number of references in

24

25 here of the various items that we have requested. We can

26

27 discuss those.

28

29 We have got them all marked in the document.

30

31 People can review them and see if they like the specificity

32

33 that we have asked for or, if we want to go down the track of

34

35 perhaps making requests, things that RAB would like. It is a

36

37 matter of learning.

38

39 So, those are issues I think that will come into

40

41 your committee.

42

43 MR. HULTGREN: Thank you.

44

45 MR. KERN: Any other comments from the people

46

47 that were at that meeting?

48

49 MR. BERMAN: How was the -- excuse me. I

50

51 wasn't at the meeting, so I'm trying to get a little better

52

53 educated.

54

55 To what extent do you think the issues that you

56

57

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9 have here on this handout reflect that there is a fair amount

10

11 of work yet to do in order to get the bylaws, especially

12

13 since you are talking now almost about a general principle?

14

15 What is the specifics whether to write bylaws which

16

17 are more general? I mean, it just sounds to me like it is

18

19 not convergent on a final draft but there is actually some

20

21 grand issues which also need to be resolved in the committee.

22

23 MR. KERN: I'm actually somewhat more

24

25 optimistic than saying that there are grand issues and

26

27 principles to yet be decided because, in fact, most of these  
28  
29 items except the last four items, 10, 11, 12, 13, they were  
30  
31 all on the previous charter.

32

33           So, to me, those are pretty much non issues. They  
34  
35 are not ones of major principle. They were already there.

36

37           The other items, 10, 11, 12, and 13, there are  
38  
39 several references in other documents. It just may be a  
40  
41 matter of fine-tuning it.

42

43           So, I think the committee will have to look at it  
44  
45 but I don't really think it is going to be a big deal,  
46  
47 personally. Ever optimistic.

48

49           Okay, anything else on this topic? Anything else,  
50  
51 Sam? I just thought you might have had something like that.

52

53           MR. BERMAN:       Well, in the absence of bylaws  
54  
55 that have been approved are we still actually operating under

56

57

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7 RAB MEETING - 9/14/99

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9 the old bylaws?

10

11 MR. KERN: I think that's a reasonable

12

13 assumption, yeah.

14

15 MR. BERMAN: So, all those references to the

16

17 Army are I guess to be replaced by the Trust?

18

19 MR. KERN: Well, my understanding is that the

20

21 committee was very thoughtful about that in the new charter

22

23 and it was a matter of finding a place and actually

24

25 considered retaining the Army in the documents as discovered.

26

27 So, I think it is that predicament. So, in fact, the authors

28



29 can probably speak to that more.

30

31 VOICE IN AUDIENCE: Where is the current

32

33 bylaws?

34

35 MR. KERN: The revised bylaws have been

36

37 prepared by the committee but I anticipate that Bruce and

38

39 Julian, Julia, Mark and Sharron I think at this point are

40

41 probably most of the members. Did I miss anybody?

42

43 MR. HULTGREN: Just one clarification.

44

45 Mention has been made that the Army has been left

46

47 in. It has been left in for a different status.

48

49 It is not the -- it is not our preference to have

50

51 those meetings add cost to remediation there because they

52

53 still have some continuing responsibility and contact with us

54

55 but the Trust has now been substituted in. Most of it

56

57

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RAB MEETING - 9/14/99

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9 remains in entirety. I think is part of the whole history.

10

11 MR. KERN: Yes. Bruce?

12

13 MR. MC KEROY: I would like to know since I

14

15 also wasn't at the revised report meeting, I would like to

16

17 know whether the Trust intends to let their thoughts be known

18

19 to the committee so that we can come to a consensus on that

20

21 and simply that there is more than one explanation doesn't

22

23 really do justice I think to the work that we did on it and I

24

25 would like to see some specifics from the Trust or at least

26

27 ask for negotiations or thoughts or just to see where we are

28

29 as I share with Sam some concern that we are headed in the

30

31 wrong direction if, you know, so as not to put it in the  
32  
33 honor system.

34

35 MS. REACKHOF: I would like to respond on that.

36

37 As you know, I have come to all the meetings and I  
38  
39 have been active. I was at this last meeting when we did  
40  
41 discuss the bylaws and charters. A couple of you weren't  
42  
43 here.

44

45 The primary comments that we had and some of the  
46  
47 concerns I had was and, as Doug said, we appreciate  
48  
49 everybody's time in working on it and putting it together.

50

51 There were some general comments I made primarily  
52  
53 that, you know, it appeared that in some sections rather than  
54  
55 being an organizational kind of bylaws and charters which I

56

57

58

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have seen by looking at past charters from numerous other locations as well as the one that was also for the Presidio RAB prior to the Trust taking over, that there seemed to be quite a number of things that were not operational. Rather, they were trying to make it more a contractual kind of sounding. I had a slight concern with that.

Additionally, I think there was a lot of references to such things such as time frames with review periods that I said that I would appreciate if someone can go back and look at some of the existing agreements that we have spent a great deal of time on both with the DTSC, you know, the memorandums of agreement that we signed last year with the Army as well

33 as the area A memorandum of agreement.

34

35 All of those referenced what will we be doing

36

37 specifically in getting time frames as well as participation

38

39 as well as retaining the RAB and things that we have worked

40

41 on and I was concerned that there might be yet another layer

42

43 and some conflicting existing documents are out there that

44

45 have been approved by quite a few parties and I ask that the

46

47 committee please look back at some of these documents so that

48

49 we could have a consistent time frame and scheduled

50

51 requirements.

52

53 So, those were a couple of primary things that we

54

55 were looking at because I just wanted to make sure that we

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RAB MEETING - 9/14/99

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9 didn't have it fixed later where one document said one thing

10

11 and another said another and there was a conflict and so I

12

13 wanted to have some consistency and not so much directives

14

15 that the Trust would be obligated to do.

16

17 MR. MC KEROY: Thank you very kindly. I

18

19 appreciate that.

20

21 MR. HULTGREN: Just to comment on that, I

22

23 assume the answer is that the comments that have previously

24

25 been made by Sharron have been sufficient for you to do some

26

27 work in checking on whether that's in the Policies and

28

29 Procedures Manual so that there is no uncertain specifics.

30

31 MR. KERN: Exactly.

32

33 In fact, the one that she just mentioned about the

34

35 different time frames for document review was something that  
36  
37 I checked in several different places and I have an answer to  
38  
39 the committee so that they could decide how they wanted to  
40  
41 re-word the document.

42

43 Very good. Anything else on the charter? I have a  
44  
45 sense that the committee is making progress and it is not  
46  
47 going to be a long term project.

48

49 Committee membership or membership committee?

50

51 MS. CHEEVER: I'm reporting on this because  
52  
53 of our very able membership committee chair, Jan Monaghan, is  
54  
55 on vacation.

56

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At any rate, I think the view of us RAB members is that the time has come for a membership drive. This is certainly a very exciting time for the RAB with a new face working with the Trust and we have a great foundation to start from, but we also want to continue strong public participation and the Trust is very supportive of that as are the other agencies but we really need to be in full strength for all the things that we are going to have to work on which are going to become more and more demanding.

At the same time, we have had natural attrition over the years with people getting new jobs or just changing their interests. So, we do need to have some members.

We hope that any present members who want to stay will stay on because the background and experience of people



37 who have already been members is tremendously valuable.

38

39 I guess we all know from experience that it takes a

40

41 little bit of time to start learning your way on everything

42

43 there is to learn and Mark has written actually two letters

44

45 to RAB members, encouraging people to stay and also to let us

46

47 know whether they are going to stay or not.

48

49 The current roster has twenty-five names on it. I

50

51 guess there are about thirty people here tonight and I know

52

53 at least two or three people who are very interested in the

54

55 RAB are on vacation and I think other people may have

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comments but we do need new members.

So, we are working with Ina and others to develop solicitation notices and various other forms.

I think the membership committee will meet so that we can also discuss this in the planning committee. In the meanwhile, anybody can be on the membership committee, by the way, and any members who have ideas about how to go about it can let one of us know. That would be Jan or I guess myself to start with and, also, if you know anybody who you think would be a good member, also please let us know because we have discussed the fact that someone may apply at any time and just go through the normal protocol of having the membership committee go over the applications and present suggestions to RAB.

So, that's our plan. Does anybody have any

39 comments or questions or suggestions immediately? Okay.

40

41 Thank you.

42

43 MR. BERMAN: I have a small question to ask.

44

45 In trying to gather new members, it's obvious that

46

47 the present members can be used as contacts but have you

48

49 thought of other mechanisms for appealing to the public to

50

51 enlarge the membership? To get new members?

52

53 I mean, for example, advertising or looking at some

54

55 of the civic organizations within the San Francisco area and

56

57

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9 writing them and asking them to appeal to their membership?

10

11 I guess I'm asking out of ignorance have you

12

13 formulated a marketing plan?

14

15 MS. CHEEVER: Not completely, only very

16

17 preliminary things.

18

19 We have thought about those issues that you

20

21 mentioned. First, there definitely will be some kind of

22

23 advertisement for the Trust.

24

25 We haven't as yet pinpointed exactly where we can

26

27 be most effective. There was another idea that some people

28

29 have that maybe we can in our solicitation and advertising

30

31 mention some of the very specific skills and tasks that we

32

33 need people to work on.

34

35 MR. KERN: Anybody else on that topic? Very

36

37 well.

38

39 I believe we are ready to move on to item five, our

40

41 reports and discussion, and this came up at the last couple  
42  
43 of committee meetings.

44  
45 I think the idea is having people have a chance to  
46  
47 just talk briefly about who they are, who they represent and  
48  
49 where they are, generally, what constituents they have and  
50  
51 their interest in the RAB, those kinds of things.

52  
53 This can take several hours in a really excited  
54  
55 group. I think several of us have been in those kinds of

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7 RAB MEETING - 9/14/99

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9 meetings where somebody will get going and just go on for

10

11 hours and people will tell war stories about, oh, yes, these  
12  
13 people did this to me or achieved this great picture or  
14  
15 something like that.

16  
17 Perhaps we can limit it to a minute or two about,  
18  
19 you know, who you are, who you represent and just to put Saul  
20  
21 on the spot maybe because he is so well versed at this and  
22  
23 have him start and go down the line, you know.

24  
25 MR. BLOOM: Well, especially since I'm very  
26  
27 pleased to see you all are bound based for progress.

28  
29 MR. KERN: Exactly.

30  
31 MR. BLOOM: My name is Saul Bloom and I'm the  
32  
33 Executive Director of Art Mythology which is a San Francisco  
34  
35 based environmental organization. We work on military policy  
36  
37 issues, actually environmental, economic and social issues.

38  
39 We have been based in both fields since 1983, at  
40  
41 first promoting and then getting into the impact of non-base

42

43 i ssues.

44

45 We served as the secretary for the National Caucus

46

47 of Restoration for the Advisory Board community members and

48

49 we played a fundamental role in getting the Army the first

50

51 technical group committee here in the Presidio and then

52

53 Presidio RAB here, none which was voluntary.

54

55 So, that's been my work here. We have a

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7 RAB MEETING - 9/14/99

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9 constituency here in the United States and the Bay Area and

10

11 broader. We worked on the Philippines base closures and I'll

12

13 get to more work and we will talk about the caucus and the

14

15 interests to fill people in more at that point.

16

17 MR. KERN: Great.

18

19 MR. BLOOM: We do have a technical staff though

20

21 of environmental scientists.

22

23 So, we do provide just sufficient use as to RAB and

24

25 its facility that needs very little assistance in some areas

26

27 although I do believe we have tremendous opportunity and

28

29 talent and work within the system.

30

31 MR. YOUNGKIN: My name is Mark Youngkin. I'm

32

33 the community co-chair.

34

35 I became a member in 1995. I have been the

36

37 community co-chair for almost three years now. I'm a

38

39 neighbor. I live at Presidio and Clay.

40

41 I'm a geologist by education. I am working as a

42

43 consultant at financial institutions on environmental risk

44



45 assessments.

46

47 I have spent a lot of time in the Presidio. I do a

48

49 lot of recreation here, hiking, bike riding. I enjoy

50

51 watching the Pacific view and spend quite a bit of time on

52

53 Baker Beach. That's about it.

54

55 MS. BEST: Okay.

56

57

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7 RAB MEETING - 9/14/99

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9 My name is Claire Best, and I work for DTSC in

10

11 public participation and we were ever so glad to see RAB

12

13 originally back in 1994 because prior to that we only had

14

15 technical review committees which mandated membership of one  
16  
17 public member.

18  
19 So, public participation on military bases was  
20  
21 almost nonexistent when I started working on it in Southern  
22  
23 California in 1990.

24  
25 So, we are greatly relieved to have RAB and so many  
26  
27 people in the communities around the closing bases and open  
28  
29 bases get involved in the decision making process.

30  
31 So, I'm here to do whatever I can to assist you.  
32  
33 If you have any questions regarding regulations and public  
34  
35 participation requirements, I would be happy to let you know  
36  
37 what our state requirements are and I even know a little bit  
38  
39 about the fed now since we have been working on military  
40  
41 bases for almost ten years. So, that's it.

42  
43 MS. GEMMILL: Hi. I'm Arlene Gemmill.

44  
45 I'm from the San Francisco Bay Restoration and I

46

47 came to RAB four years ago to focus on Crissy Field  
48  
49 restoration and twenty acres of the Bay Area and I stayed on  
50  
51 to focus on water quality issues and the restoration of the  
52  
53 community.

54

55 MR. BERMAN: I'm Sam Berman.

56

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RAB MEETING - 9/14/99

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9

I'm a neighbor of the Presidio. I'm a Physicist by

10

11 profession, semi-retired. I once was on the faculty of

12

13 Stanford and also at UC. Now I'm also a consultant to Intel,

14

15 IBM and some places like that.

16

17 I am trying to learn more about the Restoration  
18  
19 process here at the Presidio. Hopefully, I might be able to  
20  
21 contribute.

22  
23 I have been serving as a RAB member for about a  
24  
25 year and-a-half and I'm still learning but I certainly  
26  
27 enjoyed working for the very dedicated group of people and I  
28  
29 feel especially lucky to be able to do this participation.

30  
31 MS. VILLACORTA: I am Claudia Villacorta, and  
32  
33 I'm with the Regional Water Quality Control Board and I work  
34  
35 on the Department of Defense Group and am responsible for  
36  
37 overseeing the Presidio and I'm here to ensure that any  
38  
39 issues within the RAB meeting regarding site cleanup can be  
40  
41 answered and also to give a viewpoint and I'm brand new to  
42  
43 the Board.

44  
45 So, I'm anxious to get more information here and  
46  
47 get up to speed about all the other issues so I will be able

48

49 to contribute more.

50

51 MS. WINSHIP: My name is Joanne Chow Winship.

52

53 I'm a neighbor of the Presidio.

54

55 I didn't realize I would be on RAB and concerned

56

57

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7 RAB MEETING - 9/14/99

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9 myself just learning all these terms. Sam mentioned that he

10

11 is on a year and-a-half. I guess I have been here a couple

12

13 of years now.

14

15 I also am a member of the Leadership Counsel of the

16

17 Presidio Alliance which is an organization here on the

18

19 Presidio which counsels members and tenants and state  
20  
21 covenants of the Presidio and very interested in programs and  
22  
23 practices here in the Presidio, and I'm really honored to be  
24  
25 on RAB and I look forward to more service.

26

27 MS. ROMAN: I'm Ellie Roman.

28

29 I'm a resident of the District and I do a lot of  
30  
31 bicycling in the Presidio and my husband does a lot of wind  
32  
33 surfing. So, as residents at the Presidio, we are really  
34  
35 interested in its future.

36

37 I'm also an Attorney and I practice environmental  
38  
39 real estate law. So, I hope to bring those interests and  
40  
41 skills to the Board.

42

43 MR. MILLER: I'm Scott Miller, and I have been a  
44  
45 member of RAB since its inception and, prior to that, I was a  
46  
47 member of the TRC of the Presidio.

48

49 I had various connections at the Presidio. I used

50

51 to be a tenant of the Presidio. When I first accepted  
52  
53 tenancy, I was here during the transition from the military  
54  
55 base to the National Park and now for the Trust.

56

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7 RAB MEETING - 9/14/99

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9 I also have been an environmental consultant in  
10  
11 environmental law and I practice in those different areas.

12

13 I have other outstanding connections to the  
14  
15 Presidio.

16

17 MR. CALLANAN: My name is Ed Callanan.

18

19 I'm a third generation San Franciscan and therefore

20

21 have been interested in the Presidio as I consider it the  
22  
23 crown jewel of the big City.

24  
25 By occupation, I'm the Assistant to the Chief for  
26  
27 the State Committee of Occupational Safety and Health,  
28  
29 commonly known as "Cal OSHA", and we are concerned there also  
30  
31 with the environmental conditions but primarily as they  
32  
33 pertain to occupational issues and I'm a former long time  
34  
35 member of the San Francisco Public Library Commission.

36  
37 I was delighted to hear that the Trust Library has  
38  
39 become more organized and I would like to look into that but  
40  
41 I also feel that it is an honor to be on this committee and I  
42  
43 appreciate the opportunity to serve.

44  
45 MS. CHEEVER: I'm Julia Cheever, and I'm a  
46  
47 close neighbor of the Presidio, living in the Richmond  
48  
49 District.

50  
51 I represent the Planning Association for the  
52



53 Richmond which is a neighborhood group with a rather large  
54  
55 area from Arguello west.

56

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7 RAB MEETING - 9/14/99

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9 So, we actually have a very long border along the  
10  
11 southern edge and the western edge I guess of the Presidio.

12

13 And I am interested in the Presidio and I would say

14

15 recreational activities. I define that very broadly along

16

17 the spectrum of including caring about the history of the

18

19 Presidio.

20

21 My husband and I used to take our children to the

22

23 military events at the Presidio when the Army was still

24

25 there.

26

27 We are interested in history, using things like the

28

29 Y and taking the kids to the bowling alley, perhaps

30

31 especially walking a lot in the Presidio and biking and then,

32

33 at the other end of the spectrum, caring a lot about the

34

35 natural areas in the Presidio.

36

37 My job is that I'm a news reporter covering legal

38

39 matters in the federal courts and state and other courts.

40

41 So, I really come to this with general knowledge and, as I

42

43 say, I have learned a lot of science which is interesting in

44

45 the four years I have been on RAB but some but not all of the

46

47 small amounts of cases have to do with regulatory agencies

48

49 that actually makes a lot of interesting things in the whole

50

51 process of regulatory agencies and also kept it from being

52

53 phased by acronyms in full discussion in the Army days and,

54

55 perhaps writing and being interested in writing and editing

56

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9 all the things is a way I can contribute to the RAB, too, and

10

11 I have certainly enjoyed it.

12

13 MS. WRIGHT: Hi. My is Tracey Wright. I'm sorry

14

15 my name tag is not here yet. They are working on it.

16

17 I have been volunteering and working on the

18

19 Presidio for the last three years, almost three years, and

20

21 came eventually to RAB because I have been thinking about

22

23 spending my time here and the surrounding areas of the park.

24

25 I was interested in its cleanup and making sure that it has a  
26  
27 future.

28

29 I'm an Attorney and I was traveling overseas for  
30  
31 several months.

32

33 MR. HULTGREN: I'm Julian Hultgren. I'm a  
34  
35 community member of the RAB.

36

37 I think I have been with RAB about two and-a-half  
38  
39 years. I'm an Attorney presently retired. I was a Deputy  
40  
41 City Attorney with the City Attorney's Office and then got  
42  
43 interested in the civic things and the City and County of San  
44  
45 Francisco and civic things at the Presidio and what's to  
46  
47 happen to it.

48

49 I'm a neighbor of the Presidio at 21st and Lake and  
50  
51 use the Presidio for a lot of different purposes.

52

53 I try to walk it at least two or three times a week  
54  
55 around the front of Lake Park and sometimes down to Baker

56

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7 RAB MEETING - 9/14/99

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9 Beach.

10

11 I do a little bicycling on the Presidio and all

12

13 three of my children learned to drive on the Presidio which

14

15 is the best driving school in San Francisco.

16

17 MR. MC KEROY: My name is Bruce McKeroy.

18

19 I joined RAB when it was put together at the

20

21 beginning with Colonel Renn.

22

23 I'm the secretary at the Presidio Heights

24

25 Association of Neighbors which is a neighborhood association

26

27 directly to the south of the Presidio.

28

29 I was born and raised in this area. I played in

30

31 the Presidio and I saw military life as I was growing up

32

33 here.

34

35 I used to come down to the Army Day celebrations

36

37 that they would have here and had a lot of things going on

38

39 and it was always interesting.

40

41 I was surprised when I first came to the meeting --

42

43 one of the first RAB meetings that I probably shouldn't have

44

45 come down.

46

47 This was after the '89 earthquake but I was

48

49 surprised that I shouldn't have come down but I went to the

50

51 canteen and to get water from the spring and that well but

52

53 let's see what we can do here to make this a good resource

54

55 and clean it up.

56

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RAB MEETING - 9/14/99

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9

I'm a real estate agent. I work on the other side

10

11 of town and we deal with underground storage tanks and other

12

13 institutions all the time.

14

15

We have huge numbers of storage tanks and have been

16

17 working with persons now overseas. So, it is not a big leap

18

19 to go over into the Presidio.

20

21

I thought originally I could apply the smell test

22

23 to the RAB issues and if it looked and it didn't smell fishy

24

25 and it looked okay, it would probably be okay but there are a

26

27 lot of technical items and you just can't do that. You have

28

29 to jump in and I enjoy it.

30

31 MR. ULLENSVANG: Hi. I'm Brian Ullensvang, and

32

33 I work for the National Park Service.

34

35 I have been with the Park Service for just about

36

37 four years now. It seems to me like yesterday when I first

38

39 sat on this ground and met with this group, with the Army

40

41 here, and there certainly has been a lot of changes.

42

43 My background before was the Park Service

44

45 Department Manager of EPA which was for twelve years working

46

47 primarily in Los Angeles and rebuilding the sites.

48

49 MR. KERN: My name is Doug Kern.

50

51 I'm a Geophysicist and a mediator in environmental

52

53 disputes. I have been on the RAB since its inception.

54

55 I have been somewhat involved in the process over

56

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RAB MEETING - 9/14/99

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9 the years here, I guess sort of made a life out of it, you

10

11 might say.

12

13 About three years ago, we formed a nonprofit group

14

15 called the "Urban Watershed" that would actually take off and

16

17 go beyond the cleanup issues and seek to restore some of

18

19 these natural sites and go better and I think we are making a

20

21 lot of progress in that area.

22

23 So, I guess it has been quite an interesting and

24

25 tortuous past five years but amazing connections that we have

26

27 made and it has been a real privilege working with everybody

28

29 here. So, thanks.

30

31 MS. REACKHOF: I'm Sharron Reackhof.

32

33 I represent the Presidio here at the RAB meetings.

34

35 I come to the meetings with approximately twenty years

36

37 environmental experience, the last seven of which has been

38

39 primarily devoted to base closure and realignment issues in

40

41 Southern California both at Tustin and El Torro.

42

43 I missed the North Bay Area, so I asked to be

44

45 transferred back up and I did a lot of flying from San

46

47 Francisco to Orange County but, as I say, I wouldn't want to

48

49 be anywhere else.

50

51 As you know, I have been here approximately a year

52

53 and-a-half. I was an employee for the Presidio Trust and now

54

55 we are a little over three hundred.

56

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RAB MEETING - 9/14/99

So, within a year and-a-half, I have seen a lot of change-over at the Trust and also here at the RAB and have been involved with negotiations with the Army and it has been a long and painful process but I'll tell you I'm really excited to be here and all of us having spent some time, it is just something that I will never have an opportunity to see again.

So, I really thank you, everybody, for being here and I hope to have an opportunity and look forward to working with all of you for years to come. So, thank you.

MR. LOLLI: I'm Andrew Lolli. I served a number of my life years here at the Presidio.

33 I was very much concerned about the future, both in  
34  
35 the military, through the parks. I wondered what would  
36  
37 happen. When I was given an opportunity to join this group,  
38  
39 I learned a lot. I learned a lot by listening.

40  
41 The people here have been learning this through our  
42  
43 standing. I'm a critical observer and I must say that what I  
44  
45 learned here has been most helpful.

46  
47 I serve on a number of boards and the questions I'm  
48  
49 asked about what's going on at the Presidio are numerous and  
50  
51 what I was able to tell them was right on the ball and the  
52  
53 reason that I was able to do it because I was a member of  
54  
55 this group and I learned a lot from them and I want to thank

56  
57  
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8

9 you folks for helping me to do the job that I'm trying to do

10

11 outside of this group because you have been helpful and

12

13 accurate and have a future.

14

15 MR. KERN: Well, thank you everyone for making

16

17 those comments and it is a good thing to check in with

18

19 everybody at least once every five years, just who we are and

20

21 what we all represent.

22

23 So, let's go on to item 5-B and that would be Brian

24

25 on the background of Building 637.

26

27 MR. ULLENSVANG: A lot of people are coming back

28

29 here and, from taking a breather this summer, looking at the

30

31 Building 637. It is that site along Crissy Field. It is

32

33 part of the motor pool area just to the west of the

34

35 commi ssary bui l di ng.

36

37 Starting in late May, early June, the Trust formed

38

39 or asked RAB to form a working group to participate in the --

40

41 I guess the review and any sort of modi fi cations that are

42

43 necessary to the draft corrective action plan that the Army

44

45 had prepared an i ssue.

46

47 That working group had met a number of times in the

48

49 evening of June and July. The outcome of that working group

50

51 was the fi nal revised CAP, Corrective Acti on Pl an, which was

52

53 submit ted to the Department of Toxic Substances Control and

54

55 Regional Water Board on August 17th.

56

57

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9

A lot of people participated in, I think, a very

10

11 fruitful exercise in bringing together and developing a

12

13 consensus in that people's interest was coming forward, what

14

15 was appropriate in that site.

16

17

The remedy which was selected for that site in part

18

19 -- I'll be brief here -- was removal of contaminated soil at

20

21 six locations in that site. Four of those locations will

22

23 have shallow contamination removed down to about four feet.

24

25

Two of those excavations will go down about six

26

27 feet and will remove some of the deeper contamination.

28

29

Though this remedy serves to remove some of the

30

31 contaminated soil excavation and then injection of a compound

32

33 called "ORC" will be installed in the backfill and for the

34

35 places where excavation will not fill in over the years.

36

37 Now, groundwater monitoring will be included and a  
38  
39 sentry line of wells will be installed between the site  
40  
41 contamination and the wetlands as site conditions change.  
42

43 The corrective plans and the work plans have been  
44  
45 approved by the Regional Board and the DTSC at the beginning  
46  
47 of August and the acceptance and copy of the work plan will  
48  
49 be made available to people on the working group and are  
50  
51 available for anyone's review at the Trust Library in  
52  
53 Building 34 and at the Building 1750 Library for RAB.  
54

55 While the efforts were going on to develop the  
56  
57  
58  
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9 corrective action plan and to receive proposal from the state

10

11 regulatory agencies, the Trust hired a contractor to do the

12

13 work.

14

15 The first phase was bid and that is primarily the

16

17 excavation of soil and the installation of the ORC in the

18

19 backfill.

20

21 The second phase, the two excavations down to six

22

23 feet and the excavation ground water wells, the injection of

24

25 ORC will be done after the ground water rises.

26

27 The bidding process was successful. Ten bidders

28

29 responded to the bids, to the solicitation for the bids.

30

31 The price range for the work, as I say, the bidders

32

33 ranged from about \$160,000 to about \$350,000. The firm of

34

35 Aman Environmental and Construction, Inc., was the lowest

36

37 qualified responsive bid at a price of a hundred and

38

39 fi fty-ei ght thousand fi ve hundred and four doll ars. They  
40  
41 were awarded the contract.

42  
43 The si te preparati on consists of cuts i n the  
44  
45 asphal t and breaki ng up the concrete and, as of l ate today,  
46  
47 they were pl anni ng to start the excavati ons tomorrow.

48  
49 MS. GEMMI LL: Amazi ng.

50  
51 MR. ULLENSVANG: Yes, a very exci ti ng time.

52  
53 Thi s puts them on schedul e, and the time frame for  
54  
55 excavati ons by mi d to l ate October. As I sai d before, the

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9 i njecti on of the ORC wi ll occur i n the l ate to early spr i ng

10

11 with the groundwater rising.

12

13 Yes, Arlene?

14

15 MS. GEMMILL: Two questions. I thought that

16

17 the Mason St. rerouting would be cleaned up.

18

19 MR. ULLENSVANG: It is.

20

21 MS. GEMMILL: It isn't on schedule then.

22

23 MR. ULLENSVANG: It is waiting on schedule

24

25 right now.

26

27 That's why I said the three excavations will be

28

29 completed by October 8th. So, those were put in the very

30

31 front of the work. So, there are some delays but it has been

32

33 minimum.

34

35 MS. REACKHOF: But they are working closely

36

37 with the Park Association and Glenn Angel has been quite busy

38

39 on the Presidio and other activities. So, it is not like

40

41 anything has come to a screeching halt.

42

43 In fact, the remediation activities are ongoing.

44

45 MR. ULLENSVANG: Yeah. So, the impact is not

46

47 significant at all. It is actually working out very well.

48

49 MS. GEMMILL: The total cleanup project, have

50

51 you got the cost of that?

52

53 MS. REACKHOF: You are talking inclusive of all

54

55 the monitoring and all the activities?

56

57

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9 MS. GEMMILL: (Nods head).

10

11 MR. ULLENSVANG: We can look it up at the BRAC.  
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12

13 I will report it back to you after.

14

15 MR. BERMAN: It is an interesting question

16

17 because, as I recall, the final estimate that you came to was

18

19 considerably less than the last estimate given by the Army

20

21 for their procedures and was, I think, one of the successful

22

23 outcomes of Building 637 was to define a solution that was

24

25 not only more attractive but cheaper.

26

27 MR. ULLENSVANG: And one of the advantages

28

29 along that line was that the length of the time imposed was

30

31 less because more intensive work was being done.

32

33 MS. GEMMILL: You were looking at doing the

34

35 trench. I thought that was the idea. Why didn't you settle

36

37 on that?

38

39 MR. ULLENSVANG: One of the excavations was

40

41 approximately twenty-five by seventy-five. So, that was what

42

43 we were talking about putting in the trench along the edges  
44  
45 of the foundation.

46  
47 I actually have the maps. They are not big enough  
48  
49 to show here but if anyone wants to stop by during the BRAC,  
50  
51 I can show you the site.

52  
53 MS. REACKHOF: Yeah, I think one other thing  
54  
55 you can mention is that there are different configurations

56  
57  
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9 for the trench but I think it is worth going back and looking  
10  
11 at the scale and having the utilities and also shows the  
12  
13 remedy that they are breaking ground.

14

15 MS. GEMMILL: So, alternative number two?

16

17 MR. ULLENSVANG: I don't remember which. It

18

19 was embedded in my mind a month ago but it was the one that

20

21 was a combination of excavation injections.

22

23 MR. BERMAN: Was there any particular thought

24

25 about placing the well, actually selecting the well going

26

27 downstream towards the west because you would think that that

28

29 would be the natural direction of movement and it might be

30

31 interesting to confirm that the wells now only say that

32

33 nothing is going into the wetlands.

34

35 MR. ULLENSVANG: The monitoring program is

36

37 essentially more than wells.

38

39 They are about a hundred and twenty to two hundred

40

41 feet away from the wetlands. There is one well further away

42

43 from the wetlands and providing plenty of warning to the

44

45 line.

46

47 There are a number of other wells to monitor

48

49 different aspects. There are three wells that are needed to

50

51 be down gradient of the area for the ORC injection and will

52

53 be monitored for the first year to see any sort of impact and

54

55 the results that come from the injection to be able to get

56

57

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9 some sense of the effectiveness and the condition of Crissy

10

11 field and, hopefully, that will be useful for other sites

12

13 here at the Presidio.

14

15 I do have a monitoring program map here. So, if  
Page 76



16

17 you want to stop by after the BRAC to walk through whatever

18

19 the different wells are.

20

21 MR. BERMAN: Sounds like you did consider

22

23 looking at the gradients of the wells anyway. So that was my

24

25 major concern.

26

27 MR. ULLENSVANG: Yes, and one of the concerns

28

29 right now is the way the hydrogeologic maps were prepared,

30

31 the concern was that the maps may not be accurate and water

32

33 may flow in different directions.

34

35 So, the monitoring program is designed to be able

36

37 to anticipate that potential concern.

38

39 MS. CHEEVER: You know, there was a question

40

41 about the ORC. So, for the people who weren't here early

42

43 this summer, could you explain what it is?

44

45 MR. ULLENSVANG: ORC is a proprietary name for

46

47 a compound, oxygenate compound. It is a magnesium peroxide.

48

49 It is chemically cement although as it is used here

50

51 it is cementitious through its chemistry and it slowly

52

53 releases the oxygen into the environment.

54

55 As many of you know, petroleum will break down

56

57

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9 biologically. One of the limited features of that is it has

10

11 available oxygen. So, by providing oxygen to the

12

13 environment, it will greatly speed up the process.

14

15 This compound provides the mechanism to slowly

16

17 release the oxygen into the subsurface and then it becomes

18

19 similar to a cementious product is entered.

20

21 MR. KERN: Anything else on the update on 637?

22

23 We are looking at the hour. I have about 8:20. It

24

25 might be, given that we have at least three more substantive

26

27 items, that we should take a short break and come back after

28

29 that break.

30

31 So, would that be the pleasure of the group?

32

33 Julian?

34

35 MR. HULTGREN: Sounds agreeable to me.

36

37 I was wondering, Mark and Bruce and Julia could

38

39 meet over here and decide what to do on the charter meeting.

40

41 MR. KERN: Okay. Let's reconvene at 8:30.

42

43 MR. LOLLI: John before I leave, I want to

44

45 make one more comment.

46

47 I was impressed with the contribution that the

48

49 women gave to us. I didn't know that they had so much

50

51 knowledge about the work that had to be done.

52

53 [RECESS]

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9 [RECONVENED].

10

11 MR. KERN: We are going to begin by having

12

13 Brian answering your questions regarding 637 costs.

14

15 MR. ULLENSVANG: Arlene had asked about the

16

17 selection of the material costs for 637 and whether it was

18

19 actually planned.

20

21           So, we have a copy of the preparati on plan here

22

23 tonight and looked at the costs. The selective plan was 4-E.

24

25 For those of you who are good with numbers, the CAP estimated

26

27 cost for that alternative had a capital cost of \$460,000.

28

29           The total aggregate of operation and maintenance

30

31 costs are \$320,000. That's over a number of years and then

32

33 equate both present and worth costs which is six times future

34

35 monies at a credit value gives you a creditworthy cost of

36

37 \$760,000.

38

39           I wanted to point out that I had given them a cost

40

41 for the bid, the construction bid that was creating a net

42

43 worth, a credit of a hundred and fifty-eight thousand

44

45 dollars. That number is not comparable to any of the numbers

46

47 I just gave you.

48

49           The bid was only a portion of the construction work

50

51 that is being phased in. So, it just doesn't directly

52

53 compare.

54

55 So, although it was directly a good bid for

56

57

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9 estimating but at this point we don't have the right

10

11 day-to-day number.

12

13 MR. BERMAN: Does the present excavation

14

15 include the ORC injection?

16

17 MR. ULLENSVANG: The present phase one work

18

19 that is going on does not include the injection of ORC. It

20

21 does include the injection of ORC as a back-fill in two of

22

23 the excavations.

24

25 MR. BERMAN: So, the next bidding will actually

26

27 involve some of these that actually included the fill of the

28

29 ORC?

30

31 MR. ULLENSVANG: The injection, yes.

32

33 MR. KERN: Any other thoughts on the 637 cost?

34

35 Our next item is the Building 637 area resolution

36

37 and let me just start off with some discussion by letting

38

39 everyone know that I was the author of this resolution and I

40

41 apologize for not being at the last month's meeting to

42

43 introduce it properly and I take responsibility for that.

44

45 Turns out that we didn't have a quorum and there

46

47 was some discussion and it was really not introduced properly

48

49 and people did not have enough advance warning of the

50

51 resolution for its purpose.

52

53 So, tonight I would like to do a couple of matters

54

55 to make up for that showing. I would like to read the

56

57

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9 resolution in its entirety and I would like to mention at

10

11 least one comment and change that I have made since the last

12

13 meeting and, before we vote on this resolution, I would like

14

15 to let people have the opportunity to discuss if they weren't

16

17 involved in this process to really ask questions to get a

18

19 sense of why it is important to do this resolution and what

20

21 was so great about what had happened and we can talk about

22

23 it, those of us that were there.



24

25           The purpose of this resolution -- I can speak to

26

27 this because I drew it up and I have written several others

28

29 over the years, is that we have used these resolutions in the

30

31 past as in a polite way as a critique of the Army's previous

32

33 actions and they become very powerful vehicles towards the

34

35 prompt expression of opinion.

36

37           I recall at one point sitting in this room and

38

39 having one of the advisers or representatives from the Army

40

41 admonish this group to not vote on the resolution just prior

42

43 to what we were about to do and, of course, we went ahead and

44

45 voted on it anyway and we brought that resolution up many

46

47 times over the next couple of years.

48

49           Well, it seemed to me that after participating in

50

51 this recent process with the Building 637 working group that

52

53 we also had the opportunity to use these resolutions as a

54

55 positive input and to advise and reward agencies with our

56

57

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9 opinion and our expression of our feelings in a positive

10

11 sense.

12

13 So, that's what I have tried to do here. I want to

14

15 say at the beginning that the process that we experienced was

16

17 not perfect.

18

19 It was difficult in these kinds of negotiations and

20

21 discussions can be difficult but everybody did treat each

22

23 other with respect and we were open to public conversations

24

25 and that's really to be rewarded and to be mentioned and to

26

27 be encouraged in the future.

28

29 So, that's one of the purposes of this. So,

30

31 without further explanation, I would like to read this and

32

33 then get your thoughts on the resolution. Okay.

34

35 "Public Participation, Building 637 Working

36

37 Group Process.

38

39 Today's date is September 14th, 1999.

40

41 "WHEREAS, the Building 637 area (the site) was

42

43 formerly a fueling station that leaked

44

45 petroleum hydrocarbons to the environment at

46

47 the Presidio of San Francisco adjacent to

48

49 Crissy Field, contaminating soil and

50

51 groundwater; and

52

53 "WHEREAS, community members of the Presidio

54

55 Restoration Advisory Board (PSF RAB) did not

56

57

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9 concur with previous cleanup remedies suggested

10

11 by the U.S. Army for the site; and

12

13 "WHEREAS, the Presidio Trust recently assumed

14

15 the Lead Agency status for completing the

16

17 cleanup activities at the Presidio from the

18

19 U.S. Army; and

20

21 "WHEREAS, community members of the PSF RAB

22

23 sought and received from the Presidio Trust, a

24

25 forum (hereinafter, the Working Group) for

26

27 discussing remedial activities at the site.

28

29 The Building 637 site cleanup process would be

30

31 the first conducted by the Presidio Trust as

32

33 the Lead Agency; and

34

35 "WHEREAS, the Working Group presented Presidio

36

37 RAB members with several opportunities to

38

39 participate meaningfully in the decision-making

40

41 process for the site; and

42

43 "WHEREAS, meetings of the Working Group were

44

45 open, frank, and respectful; and

46

47 "WHEREAS, opinions, remarks and comments by the

48

49 community were taken seriously and incorporated

50

51 into the final remedial design and the final

52

53 Corrective Action Plan for the site; and

54

55 "WHEREAS, this public input process, while

56

57

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9 challenging, imperfect and under tight time

10

11 constraints, was a significant, positive 180

12

13 degree turnaround from previous public

14

15 participation experiences at the Presidio; now,

16

17 therefore,

18

19 "BE IT RESOLVED THAT the Presidio of San

20

21 Francisco Restoration Advisory Board

22

23 appreciates the public participation efforts by

24

25 the staff of the Presidio Trust and staff from

26

27 the National Park Service.

28

29 "BE IT FURTHER RESOLVED THAT the Presidio of  
Page 90

30

31 San Francisco Restoration Advisory Board finds

32

33 the public participation approach conducted by

34

35 the Presidio Trust to be on track and the PSF

36

37 RAB wishes to continue working in this fashion

38

39 with the Trust as a full partner in the cleanup

40

41 process; and

42

43 "BE IT FURTHER RESOLVED THAT the Presidio of

44

45 San Francisco Restoration Advisory Board will

46

47 continue to search for ways to further improve

48

49 the public participation process and engage in

50

51 a dialogue with the Presidio Trust and National

52

53 Park Service to make incremental improvements

54

55 as agreed upon by all parties involved".

56

57

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9

Okay. So, there was a -- in the first Be It

10

11 Resolved comments, that is, some of the wording was changed a

12

13 little bit.

14

15

I believe it read formerly that the Advisory Board

16

17 found that the public participation efforts of the Trust and

18

19 the Park Service were to be appreciated and commendable,

20

21 something along those lines, and it has just been smoothed

22

23 out a little bit. So, nothing drastic there.

24

25

Any questions about why we would be doing this, why

26

27 it would be so different or why we feel strongly about having

28

29 it tabled at this point?

30

31

Yes, Arlene, any question, some comment?



32

33 MS. GRAMMILL: Well, I was sort of in a state

34

35 of shock because I did know that RAB could foil the air.

36

37 This is the first time that we have everyone happy and we

38

39 have direction and we should applaud somebody for the

40

41 cleanup. I mean, it is just amazing.

42

43 MR. KERN: It is amazing.

44

45 Sam?

46

47 MR. BERMAN: Not directly to your request for

48

49 comments on some of these specific issues, but I have a major

50

51 and a minor consideration.

52

53 The major one is I think that the working group

54

55 developed a plan which ended up being less costly than the

56

57

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9 last Army CAP and it seems to me that it would be useful in  
10  
11 this document.

12

13 Now, it is just a private opinion but, to me, one  
14  
15 of the great successes of the working group was coming out  
16  
17 with a solution which was better and cheaper and, therefore,  
18  
19 it wasn't just an act of public participation.

20

21 It actually had something really concrete as a  
22  
23 result and I don't know whether you feel that's important  
24  
25 but, to me, I look at that and I feel that that is a very  
26  
27 significant result that the working group developed and this  
28  
29 is an opportunity to acknowledge that and to acknowledge that  
30  
31 the public participation process can actually lead to better  
32  
33 and cheaper solutions.

34

35           The second comment is more narrow and there are

36

37 some -- in a couple of places in here, you talk about public

38

39 participation and the wording seems to me to go beyond what

40

41 the RAB does, becomes public participation in a larger sense,

42

43 and I think what you mean is the RAB is the example of public

44

45 participation.

46

47           It isn't clear from the document and, if you would

48

49 like, I can make some small suggestions privately to you

50

51 about some of the language.

52

53           For example, in the last resolution talking about

54

55 improving the public participation process is really the RAB

56

57

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9 public participation. It really isn't the general public as

10

11 implied there and a couple of other places, the same thing

12

13 appears.

14

15 MR. KERN: Why don't you just mention them and,

16

17 if there is no objection, we can just incorporate it.

18

19 MR. BERMAN: In the last Whereas, you indicate

20

21 that this is a hundred and eighty degree turnaround from

22

23 previous public participation and I don't think you mean all

24

25 public participation at the Presidio, do you?

26

27 I mean, that statement to me means that there has

28

29 never been any public participation process at the Presidio

30

31 that's been effective and which I think is broader than you

32

33 intend.

34

35 MR. KERN: Okay.

36

37           So, if we change the final wording as a one hundred

38

39 eighty degree turnaround from the previous RAB participation,

40

41 would that be what you were --

42

43           MR. BERMAN:        Sure. Unless I'm wrong, but I

44

45 don't know.

46

47           I have never had any private or public experiences.

48

49 Maybe it is incorrect to say that but I think it is also

50

51 asking a lot in the RAB document to make that statement

52

53 without a footnote.

54

55           MR. KERN:        I'm happy to make the change.

56

57

58

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9

Is there any objection? So, I think....

10

11

MS. CHEEVER: On the other hand, I like keeping

12

13

RAB as the public participating with the public.

14

15

In the last case involving the broader public in

16

17

what we talk about in our committees and there was a

18

19

presentation by the way of RAB, a public RAB as a way to get

20

21

some public exposure to the plan.

22

23

Could I also just mention about the other

24

25

achievement? I think that was a lovely outcome of this

26

27

because it was the one place -- I don't know.

28

29

It seems that if we put it in the resolution, it

30

31

will make it look as if our goal was to come out with a

32

33

cheaper solution at the time and that might not be what we

34

35

will always consider the best option.

36

37

So, I would rather not do that as a result of this

38

39 particular one but not that our goal is always --

40

41 MR. BERMAN: I would agree with that but this

42

43 is -- the title of this is Building 637 and that's why I was

44

45 trying to be -- to make it specific to the title and I don't

46

47 have any problem.

48

49 I mean, we might come up with a working group that

50

51 says that the Army solution was way off and we have got to do

52

53 three times as much work but the idea was to say that the

54

55 group actually did something professionally successful.

56

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9

I mean, it produced a procedure and a cost that

10

11 wasn't just a lot of talk and that somewhere in there a

12

13 quantitative statement like that gives an evaluation which is

14

15 beyond just the general praiseworthy remarks.

16

17

MR. KERN: Saul?

18

19

MR. BLOOM: Yeah, I wanted to talk on a couple

20

21 of those issues very briefly.

22

23

I agree with Julia, the point about the last

24

25 resolution with regard to RAB improving public participation.

26

27

Part of the mission of RAB is to include public

28

29 participation. So, actually, RAB's participation I guess

30

31 that helps people identify that RAB supposedly has improved

32

33 public participation.

34

35

I would talk about that for the caucus discussion

36

37 but I tend to agree with you here in the last statement that

38

39 we would then substitute RAB in other places for public



40  
41 participation and the last resolution I would feel personally  
42  
43 that emphasizing a part of the whole purpose was to include  
44  
45 public participation and, understanding that's a process, I  
46  
47 agree that that should happen and that is one of our  
48  
49 disparaging positions of RAB.

50  
51           The second thing I also agree with what Julia has  
52  
53 been saying with regard to the word "cheap". I think there  
54  
55 are other words that we can use conveying the same to get at

56  
57  
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9 its highest and most efficient use.

10

11           There probably would be a better way to approach it

12

13 because it does imply its least expensive and its better

14

15 used. But we can also say that it is perhaps a more costly

16

17 cleanup than has been proposed by an alternative Army

18

19 strategy than let's say around the landfill would be public

20

21 participation if we didn't think it was the more efficient

22

23 use of federal funds over the long term.

24

25           So, I think we need to be careful about how we

26

27 approach that language. So, I would suggest that, as an

28

29 amendment, suggesting to be an efficient use of the federal

30

31 funds, it will play a little bit better. So, those are my

32

33 two comments.

34

35           I also would like to say just as a general comment

36

37 which is that I concur with those observations about the

38

39 turnaround on participation between the Army and the Park

40

41 Service and the Trust and I would like to see that emphasized

42

43 and I would like to see it passed because of that and also I

44

45 would like to see that it be uploaded on some of the lists of

46

47 services to the entire community so that people can see that

48

49 there are changes and efficiency available. People will be

50

51 more broad-minded about what public participation means.

52

53 MR. KERN: Scott?

54

55 MR. MILLER: Just that one word "recommended"

56

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9 participation.

10

11 It emphasizes the distinction between the Army's

12

13 approach and what is approached here as in the second

14

15 paragraph, the place where we are suggesting that the word be

16

17 moved. So, it reads I think remedies promoted by area.

18

19 MS. CHEEVER: You could say "recommended".

20

21 MR. BERMAN: Because I don't think they came

22

23 out with a final CAP. Right?

24

25 I mean, I think there was only ... weren't there

26

27 some revisions that was supposed to be done and it wasn't a

28

29 final CAP?

30

31 MR. ULLENSVANG: They were commenting on what

32

33 they were proposing as a final draft.

34

35 MS. CHEEVER: You can say "proposed".

36

37 MR. BERMAN: Yeah, "proposed" then would be

38

39 fine.

40

41 MR. KERN: Before we get too much further, let

42

43 me review some of the ideas.

44

45           The second Whereas, substitute the word "propose"

46

47 instead of "suggested".

48

49           The Whereas, the language before the first

50

51 Resolution, I have substituted "RAB" for "public" -- hundred

52

53 and eighty degree turnaround from the previous RAB

54

55 participation experiences -- I have inserted "Board" after

56

57

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9 "Restoration."

10

11           I have got... I substituted "RAB participation" in

12

13 the second resolution, "finds that RAB participation approach

14

15 conducted by the Presidio Trust to be 'on track'".

16

17 Was this one of the ones that we --

18

19 MR. BERMAN: Yeah, uh-huh.

20

21 MR. KERN: I have left "public" in the final

22

23 Resolution and I have created another Whereas according to

24

25 what Sam has proposed and see if this fits with all of the

26

27 qualifications.

28

29 "Whereas, the Working Group developed a solution

30

31 that was better and more efficient use --" no.

32

33 MR. BERMAN: "... with more..."

34

35 MR. KERN: "-- with more efficient use of

36

37 federal funds than the previous Building 637 is

38

39 not needed.

40

41 "Whereas, the Working Group would know of a

42

43 solution that was better with efficient use of

44

45 federal funds".

46

47 MR. MILLER: "More efficiency".

48

49 MR. BERMAN: "More advantageous."

50

51 MS. CHEEVER: Well, it was better and with

52

53 "more efficient use".

54

55 MR. KERN: "Better and more efficient use".

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9 MR. BLOOM: I want to know whether people -- we

10

11 are going to get mention back here at the Presidio.

12

13 (Laughter).

14

15 MS. REACKHOF: We are making more efficient use

16

17 of federal funds.

18

19 MR. KERN: Okay. So, let me read that once

20

21 more:

22

23 "Whereas, the Working Group developed a

24

25 solution that is better and more efficient use

26

27 of federal funds than the previous 637 design".

28

29 MR. BERMAN: Do you want to use the word

30

31 "previous" or do you want to refer to the Army specifically?

32

33 MR. KERN: Than the Army Building 637? All

34

35 right.

36

37 MR. BERMAN: Because just to make sure of that

38

39 because it may be slightly ambiguous if it had been a

40

41 previous organization.

42

43 MR. KERN: Okay.

44

45 Any other comments? Yes?

46

47 MS. WRIGHT: Again, my name is Tracy Wright and I



48

49 just want to comment and I have a question for you.

50

51 What I did was to search the area and I hit on this

52

53 resolution over the weekend. I think it reflects the

54

55 information submitted on the remediation issues and my

56

57

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9 question is, I think I know the answer to it but if you can

10

11 also explain what Tim's resolution ...perhaps what that

12

13 means?

14

15 Would this be sort of the track for an issue or

16

17 issues or would it always be some other sort of services

18

19 because I don't imagine certain things will happen, right?

20

21 MR. KERN: No.

22

23 I fully anticipate this being a start. As I

24

25 mentioned, it was not perfect. All the group members

26

27 recognized that it was too tight of a time frame, for one.

28

29 Everybody was thoroughly overworked and there was

30

31 some really heroic efforts on the Trust -- the Park Service

32

33 staff to kind of pull the document together but it doesn't

34

35 need to be -- I hope it doesn't need to be heroic efforts

36

37 every single time. I think it will burn everybody to a

38

39 crisp.

40

41 The other part of it I think there are suggestions

42

43 that we could make along the way. The Trust was able to

44

45 bring in some other support from outside.

46

47 I think having some of those folks at the meeting,

48

49 you know, that would be useful for the public to engage in

50

51 some of those things.

52

53 So, there are things that are thoroughly improving

54

55 as possible and I do anticipate that we will have more of

56

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9 these but that is also -- I don't think I'm speaking out of

10

11 the spirit to say that the Trust now are with us. So,....

12

13 MS. REACKHOF: I just wanted to reiterate that

14

15 the Trust is very committed to working with the public and

16

17 the RAB members and this is our first go-around.

18

19 We have things running much more smoother but I

20

21 think as we get started, just to show we are committed to be

22

23 a working public participation process and we are doing it

24

25 and all the other activities are coming soon, so we should

26

27 get a lot of your committees going and move forward.

28

29 MR. KERN: Any other comments on the

30

31 resolution?

32

33 MR. CALLANAN: I move the adoption of the

34

35 resolution as presented.

36

37 MR. BERMAN: And modified.

38

39 MR. CALLANAN: And modified.

40

41 MR. KERN: Very good. Is there a second?

42

43 MR. BLOOM: I'll second it.

44

45 MR. KERN: Any further discussion on this

46

47 resolution? Use of efficient funds.

48

49 Then, seeing no further discussion, I guess I would

50

51 I like to see a show of hands. All in favor of the Resolution?

52

53 I want to make sure I have the count. Fourteen, and opposed?

54

55 Any abstentions? Thank you. The resolution passes.

56

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9 We now can go on with 5-D, and this has to do with

10

11 the work activities from the Trust and DTSC and I'll let

12

13 Sharron back it up.

14

15 MS. REACKHOF: Thanks, Doug.

16

17 I just wanted to give a brief background to

18

19 everybody on the steps in this process.

20

21 The DTSC is the lead agency for the remediation

22  
23 activities at the Presidio and, upon signing the memorandums  
24  
25 of agreement on the 24th of May between the Army, Park  
26  
27 Service and the Trust, the Park Service and the Trust began  
28  
29 negotiations and discussions with the Department of Toxic  
30  
31 Substances Control regarding the transfer of the Lead agency  
32  
33 and activities that they wanted to see in the schedules that  
34  
35 would be components of an agreement between the three  
36  
37 parties.

38  
39 We have been working on that agreement for quite  
40  
41 some time, and I believe I heard today that there was a final  
42  
43 signature on that.

44  
45 Based upon that, I have spoken with Henry Chui who  
46  
47 is the DTSC representative for the Presidio and what we would  
48  
49 like to do is he and I would like to give a presentation of  
50  
51 the agreement at the next public meeting here as well as I'm  
52  
53 hoping for the next subcommittee meeting or working

54  
55 commi ttee. We wi ll have a copy avai lable for di stri bution to

56

57

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9 the RAB.

10

11 We have got copies of that which wi ll be avai lable

12

13 al so to the communi ty in the Bui lding 34 Trust Li brary.

14

15 So, at thi s point, that's where we stand and I look

16

17 forward to gi ving you a more complete presentation of the

18

19 documents at the next meeti ng.

20

21 MR. KERN: Any questi ons?

22

23 I have a questi on. In some of our commi ttee

24

25 meetings, we referred to this DTSC public participation

26

27 document as sort of what the Trust was going to use. Is

28

29 there something about that that is --

30

31 MS. REACKHOF: That would -- right -- actually,

32

33 the Public Participation Policy and Procedure Manual is

34

35 referenced in the DTSC agreement as something that the agency

36

37 looks for us to be utilizing.

38

39 MR. YOUNGKIN: Is this a big agreement or is it

40

41 a ....

42

43 MS. REACKHOF: This one?

44

45 MR. YOUNGKIN: Yeah.

46

47 MS. REACKHOF: (Gestures).

48

49 MR. YOUNGKIN: So, it is pretty big.

50

51 MS. REACKHOF: Oh, no, not compared to the

52

53 other agreement.

54

55 It is pretty easy to read compared to, you know,



56

57

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9 the memorandum and also I think the policy manual is pretty

10

11 straightforward.

12

13 They have an idea of how to set forth their

14

15 staffing levels for the coming years. So, we included it

16

17 there. Some of you will be talking about the national issue.

18

19 So, we look for the master schedule for all of the

20

21 activities.

22

23 So, actually, there will be confirmation. Claire,

24

25 I think you are in charge of this, so you have a confirmation

26

27 or anything you want to add or mention?

28

29 MS. BEST: No. I haven't seen the agreement

30

31 for a while.

32

33 MR. KERN: Okay. Anything else on that item?

34

35 MS. REACKHOF: Well, on to the next one which

36

37 is actually the status of the remediation schedule, I think

38

39 everybody here in this group has had a glimpsed at it but the

40

41 remediation schedule is something that we are working with

42

43 the Restoration Advisory Board on and will be presently as we

44

45 move forward.

46

47 This is also a component of the agreements with the

48

49 Department of Toxic Substance Control, the Park Service and

50

51 also is something that we are using for as I had mentioned

52

53 helping the Regional Water Board and the EPA which is some

54

55 staffing for upcoming documents and milestones that we have.

56

57

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9 So, it is quite a huge undertaking. We had, you

10

11 know, we came I would say pretty close to being revised to

12

13 show where we are today with the CAP for Building 637

14

15 actually in the forefront of some of the other activities

16

17 that we are doing.

18

19 I have met recently with the Park Service and our

20

21 natural resources staff to identify how we can incorporate

22

23 the vegetation and seeding planning activities that they have

24

25 to do for the restoration in a lot of these landfill sites

26

27 and a lot of us might not think about that but, as we move

28

29 forward on the landfill remediation, they have to start

30

31 propagating the seeds and collecting the seeds that are

32

33 growing here at the Presidio.

34

35 They will be utilized for the restoration

36

37 activities that are on a lot of these landfills and, you

38

39 know, we try and bring the seeds from the Presidio and some

40

41 of these have germination times of a good eighteen months,

42

43 basically, for the type of vegetation that they did to be in

44

45 the sand or serpentine soils and, in addition to that, we

46

47 have to look at the type of soils that are going to be the

48

49 basis for the restoration project itself.

50

51 So, there is a lot of planning activities that go

52

53 into that that we are now bringing also into the schedule and

54

55 that also will help the natural resources staff to do their

56

57

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9 planning and it is really a key component.

10

11 So, what we have done recently is that EKI is

12

13 working with the Trust and Park Service and will be working

14

15 with the RAB and all the regulatory agencies to get a really

16

17 good schedule together that we can all agree on and move

18

19 forward.

20

21 I would ask EKI to do some minor changes to the

22

23 schedule based upon some of the comments that I have received

24

25 and hoping that maybe from my recent discussions within the

26

27 past week or so that we would like to have our meeting the

28

29 first or second week of October with regulatory agencies to

30

31 present the schedule and at that time any RAB members who

32

33 would like to come to the Trust office to view the

34

35 presentation and be a part of that, we'd like to have that

36

37 where we can plan to negotiate so we all have it and we can

38

39 sit down and schedule it.

40

41 So, I will be probably be in touch with, you know,

42

43 the members here at the RAB as we get closer to scheduling a

44

45 date that we can look forward of working on the schedule so

46

47 that the various activity committees and things like that can

48

49 move forward. So, it is moving.

50

51 Any questions on the statement? Julia?

52

53 MS. CHEEVER: I have two questions.

54

55 The first thing is I know you are doing many many

56

57

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9 different things at once but you, if you were -- I think you

10

11 had been doing some small re-remediation planning.

12

13 So, I was just wondering if you could tell us is

14

15 there any actual cleanup going on right now in remediation

16

17 other than the Building 637?

18

19 MS. REACKHOF: Yes. There is a whole lot of

20

21 activity going on.

22

23 Two of them are being done right now in the area

24

25 for the wetlands restoration activity which is taking place

26

27 which is the storm sewer removal; the storm sewer removal

28

29 activities are going on that are breaking into roads and the

30

31 wetlands, work now in that area.

32

33           We are probably at, let's say, seventy percent done

34

35 with those activities. The activities are being done with

36

37 contractors Ghillotti Brothers who are a contractor to the

38

39 Park Association. We are attaching the work in the center of

40

41 this area.

42

43           So, we do the negotiations with that. That's been

44

45 in writing which we put there due to the time frame and their

46

47 activities would be based on that.

48

49           Additionally, there was contaminated soils that

50

51 were moved underneath the existing electrical line that is

52

53 part of the 437 site that was left by the Army because we had

54

55 to reactivate and activate electrical lines in another

56

57

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9 location so that we can then shut off that other line and the

10

11 activities that is associated with that which is removal of

12

13 the lines that we are already attached so that it is now

14

15 completed.

16

17 So, those are the two primary activities that have

18

19 been underway and will be completed in a very short time

20

21 frame.

22

23 Additionally, we have what are called "contingency

24

25 action plans" like when there are sites that run through the

26

27 restoration activities, you might come across something, like

28

29 it might be a line that we don't know what it is or

30

31 something.

32

33 We then go in and have a specific plan of action

34

35 and what we need to do with that and one of those was a

36

37 potential fuel line that we went in and excavated on a

38

39 different level, three hundred and forty-eight foot long

40

41 pipe.

42

43 When we finally sawed through that, I think we saw

44

45 it was identified as not being a fuel line but, rather, a

46

47 natural gasoline line at which time it got turned back to the

48

49 Park Service for either covering or removing it.

50

51 So, that was another issue that we did. The other

52

53 issue was the potential UX0 that was recently identified as

54

55 being at the Crissy Field area; two in the recent month.

56

57

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9

One of them was identified as a canon ball which

10

11 they detonated and, obviously, there is a natural procedure

12

13 that's been put in place where the Army immediately went out

14

15 and checked it. The Army comes out to assess the situation

16

17 and we keep all the people out of that area to go along with

18

19 the safety procedures.

20

21

And so, there has been two potential identified

22

23 munition types found in the area that everybody is working

24

25 at.

26

27

Subsequently, the Army has now brought a munitions

28

29 expert who will be at the site as we excavate in this area so

30

31 that there wouldn't be any lag time.

32

33

It was approximately six hours between munition

34

35 discovery and the ammunitions expert would be brought up from

36

37 either Moffett or from Fort Ord.

38

39 So, we now do have some on-site preparation because

40

41 of those two reasons, identification of munitions.

42

43 So, those activities also are taking place.

44

45 MS. GEMMILL: I mean, you also do plan to speed

46

47 offshore cleanup in very low tide, tidal zones.

48

49 MS. REACKHOF: Yes.

50

51 Right now we have a contractor who has been working

52

53 with us developing the scope of work with those activities

54

55 and we will be doing samplings to identify to what extent our

56

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contamination removal activities will be.

At this point, I don't anticipate getting out there by October because there's not enough time. So, sometime in the early spring, depending on the next low, low tides.

MS. CHEEVER: Are you the person who says what is the status of the rewriting of the feasibility study?

MS. REACKHOF: The status of that is that we are presently working with the Park Service.

The staff are working very closely to prepare a request for qualifications which we are anticipating getting out sometime by the end of next week.

Following that, it will go out to approximately a hundred contractors that have requested the packages.

We will then review a set of qualifications and potentially short-list to ten contracting firms who will then

38

39 be at the discretion of the Trust going through a review

40

41 process which will then bring in another short list.

42

43 It will come through the review process area and

44

45 then go to cost negotiations. All said and done, I'm

46

47 anticipating based on the schedule... Brian, do you have

48

49 that?

50

51 If all goes well, sometime by the end of November

52

53 would be the selection of the contractor to work with all the

54

55 requirements, all the separation and various study drafting

56

57

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9 of the selection plan.

10

11 Any other questions?

12

13 MR. MC KEROY: Actually, that was also my

14

15 question was ... had to do with the FS is that it seems that

16

17 your schedule has anticipated a certain acceptance of

18

19 remedial action, that are made that really wouldn't be dealt

20

21 with until it passes the FS --

22

23 MS. REACKHOF: That's right.

24

25 MR. MC KEROY: -- in the future.

26

27 If you have a chosen alternative that you are

28

29 employing or scheduling now and if the FS comes -- if another

30

31 alternative comes up through the process of bringing the FS

32

33 together, we would have some or possibly two different

34

35 alternatives.

36

37 MS. REACKHOF: Right. You are talking about

38

39 the master study that I just read? That was to get the

40

41 contractor on board to be working and working with all the

42

43 stakeholders.

44

45 MR. MC KEROY: Right.

46

47 MS. REACKHOF: Now, second from that there is a

48

49 whole master schedule that we are working the program through

50

51 administrative and regulatory agencies and we are trying to

52

53 get some sort of a schedule for renewal activities.

54

55 MR. ULLENSVANG: I think the first part is

56

57

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9 going to be for, say, granting change in its function, going

10



11 into schedules. Schedules that will change or --

12

13 MS. REACKHOF: Right.

14

15 MR. ULLENSVANG: You have to start out with

16

17 something to make sure.

18

19 MS. REACKHOF: Obviously, some of the piecemeal

20

21 studies will be based upon we will be working from the

22

23 existing documents that will evolve.

24

25 You know, the actual document we will be drawing

26

27 from is the Army's feasibility study so they will not start

28

29 from ground zero.

30

31 So, there really may not be a short span, you know,

32

33 that they will roll them out today to go forward but all

34

35 stakeholders will be involved and the feasibility study as it

36

37 does incorporate the changes in the old activities will be

38

39 discussed in the schedule. It is a living document that I

40

41 have been involved in updating.

42

43 MR. MC KEROY: Right.

44

45 Well, that's what I meant and it is imperative, I

46

47 think, to try to get those decisions not thrown aside so you

48

49 can progress or to move along and if you can bring the RAB

50

51 and the public up to speed as to where they have failed

52

53 instead of being angry with the FS because that seems to be

54

55 the problem from the last time.

56

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7 RAB MEETING - 9/14/99

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9 MS. REACKHOF: Okay.

10

11 MR. BLOOM: Sharron, have you shared the bid

12

13 package with the RAB yet?

14

15 MS. REACKHOF: No, it is still pending.

16

17 MR. BLOOM: Okay. So, when you get a copy, are

18

19 you giving those out?

20

21 MS. REACKHOF: When I have a copy, I will give

22

23 them out. That's pretty much my commitment to the group.

24

25 MR. KERN: That is the only issue we have got.

26

27 In fact, when we were working on Building 637, we

28

29 requested those documents. We got the big package. We got

30

31 the full set.

32

33 Sam?

34

35 MR. BERMAN: This is just indirectly to all

36

37 these different issues.

38

39 Do you have a website in which all the various

40

41 activities, the contracting activities and the various

42

43 exercises that you have would be useful to share with the

44

45 public?

46

47 Is there a website that you can go to to find out

48

49 this information?

50

51 MS. REACKHOF: Yes, there is.

52

53 There is www.Presidio.com. Since I really don't

54

55 have time to be searching the web personally, I did call

56

57

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9 contracting and asked them if there is this kind of

10

11 information on the web.

12

13 They told me that it is, in fact, is where

14

15 e-commerce can go and identify what kind of activities that  
16  
17 we have and what is active in Commerce Business Daily and  
18  
19 this kind of activity.

20

21           So, I just want to say that we are looking into it  
22  
23 and I know Ina has mentioned some programs and worked on part  
24  
25 of the website, which will be specifically devoted to the  
26  
27 remediation program but at this point it is not there.

28

29           MS. SHLEZ:           Actually, I want to correct that  
30  
31 really quickly. It is "dot gov".

32

33           MS. REACKHOF:        I had --

34

35           MS. SHLEZ:           It is not? It is two different  
36  
37 ones then?

38

39           MS. REACKHOF:        I think it is "dot com".

40

41           MR. ULLENSVANG:       I had trouble on "dot gov" but  
42  
43 I went to "dot com" and got it.

44

45           MS. SHLEZ:           And that's the website?

46

47 MR. BERMAN: That's the one that is listed on

48

49 the RAB newsletter.

50

51 MS. SHLEZ: No, actually it is listed on the

52

53 letterhead as "dot gov". You may want to try it both ways.

54

55 MR. ULLENSVANG: But the website is "dot com".

56

57

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MR. YOUNGKIN: You can e-mail them on that.

10

11

MS. SHLEZ: Okay.

12

13

MS. REACKHOF: Scott?

14

15

MR. MILLER: My request was foreclosed.

16

17 MS. REACKHOF: All right.  
18  
19 MR. KERN: Anything else on the schedule?  
20  
21 Thank you. Item 5-F on the agenda even tonight was  
22  
23 just to catch people up on the National Association of RAB  
24  
25 Caucus committee members and, Saul, you might want to start  
26  
27 that. If I can help you at all I would be happy.  
28  
29 MR. BLOOM: "NOTE: At this point in the  
30  
31 meeting, Saul Bloom, Community RAB  
32  
33 member and member of Arc Ecology, spoke  
34  
35 about the National RAB Caucus.  
36  
37 Unfortunately, much of that information  
38  
39 was impossible to transcribe due to  
40  
41 technical problems.  
42  
43 "If you would like more  
44  
45 information about the National RAB  
46  
47 Caucus, please contact Saul Bloom at Arc

48

49

Ecology, 833 Market Street, #1107, San

50

51

Francisco, CA 94103 or by email at:

52

53

Arcigc.org".

54

55

MS. SHLEZ: I have one action item for all of us

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9 here.

10

11

If we can all take a look at the roster passed out

12

13

earlier, I have spoken to the people tonight for changes but

14

15

look at it carefully as well as for yourself and some who may

16

17

not be here today, I mean not at the meeting tonight but just

18



19 as an action item if you can, then I will have a revised  
20  
21 roster available at the next RAB meeting.

22

23 MR. BERMAN: Did you put the DTSC members on  
24  
25 the roster?

26

27 MS. SHLEZ: Yes. The community members as  
28  
29 well as all the regulatory members are on there.

30

31 MR. KERN: All right.

32

33 MR. HULTGREN: On the October 20th meeting, I  
34  
35 think we should review all the committee bylaws and at this  
36  
37 point I think I would again want to take the suggestions and  
38  
39 comments of something I would like to send something in.

40

41 MR. KERN: There is an item that did not get  
42  
43 discussed at all tonight but was discussed at the last  
44  
45 committee meeting that I would throw out for perhaps either a  
46  
47 committee or RAB discussion.

48

49 We have opened a discussion about having some sort

50

51 of regular meetings at some periodic rate yet to be

52

53 determined with the regulators. There used to be RPM

54

55 meetings going after the RAB meetings.

56

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9 We are not necessarily asking for RPM meetings but

10

11 we are looking for some regular contact with the regulatory

12

13 community meeting. So, that's kind of an open discussion

14

15 item for planned meetings.

16

17 Saul has mentioned several times cookies at the

18

19 meeting tonight. That's on the agenda and, let's see, I

20

21 think that's about it. That's the primary items.

22

23 Julia?

24

25 MS. CHEEVER: I think we should discuss the

26

27 notion at the meeting on the 28th why there is a group of us

28

29 that are not used to programmed.

30

31 MR. KERN: Okay.

32

33 MR. BERMAN: I was wondering what had been

34

35 planned for meeting in the future, whether we can have an

36

37 update on the other activities so that we could have a -- not

38

39 only be involved in the cleanup process but have a better

40

41 knowledge of the general Presidio meetings and activities,

42

43 just to have a more wholistic concept of what's happening

44

45 here.

46

47 MR. KERN: In terms of activities, were you

48

49 thinking of perhaps base planning or even some of the

50

51 buildings about --

52

53 MR. BERMAN: Yes, all the various -- I mean, it

54

55 is not really our narrow, more narrow charge but I think it

56

57

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9 would be valuable to sort of know what is happening in

10

11 general and in the reuse plans and many of the community

12

13 members here would have a broader interest from their own

14

15 personal perspectives than they think of the meetings here in

16

17 process.

18

19 MS. REACKHOF: I guess I want to say one thing

20

21 along that line. I want to remind everyone that there are a

22

23 number of things that are going on at the Presidio and the  
24  
25 Presidio has quite a few public forums which are avenues  
26  
27 where the public is invited to participate in the planning  
28  
29 process as we move forward or as, you know, the policies are  
30  
31 out for specific buildings such as the Letterman Army  
32  
33 Hospital or the Health Services site which is in essence a  
34  
35 very large activity the planning group that is devoting to  
36  
37 those types of issues such is the transportation issues and  
38  
39 investigation management planning and there are quite a few  
40  
41 planning forums for that activity right now.

42  
43           Again, I have given people very generalized updates  
44  
45 and correlating the process into some of these activities but  
46  
47 I just would like to see this forum being utilized, being  
48  
49 viewed primarily for environmental cleanup.

50  
51           There are other public forums for public comments  
52  
53 and I didn't want to get off track sometimes as to what the

54

55 real focus of the remediation program is.

56

57

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9

MR. BERMAN: Right.

10

11 I wasn't thinking of regular participation so much

12

13 as maybe generally once a year in which we can have an

14

15 educational presentation on the general reuse.

16

17

MR. KERN: Perhaps we can, you know, formulate

18

19 a more specific approach and work it out over the next few

20

21 meetings.

22

23

Very good. Any other proposed agenda items or

24

25 topics of interest? Are there any other announcements or

26

27 comments of any kind?

28

29 Then, without objection, the meeting is adjourned.

30

31 Thank you for coming out.

32

33 -- 000 --

34

35 [WHEREUPON, PROCEEDINGS ADJOURNED 9:49 P.M.]

36

37 -- 000 --

38

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18 -- 000 --

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20 GOLDEN GATE CLUB, PRESIDIO

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22 PRESIDIO RESTORATION ADVISORY BOARD MEETING

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24 TUESDAY, OCTOBER 12, 1999

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26 -- 000 --

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APPEARANCES

11

12 RAB MEMBERS:

13

14 Sam Berman

15

16 Cl ai r Best, DTSC

17

18 Edward Cal l anan, Jr.

19

20 Jul i a Cheever

21

22 Henry Chui , DTSC

23

24 Matthew Fottl er

25

26 Jul i an Hul tgren

27

28 Doug Kern

29

30 Bruce McKI eroy

31

32 Jan Monaghan

33

34 Peter O' Hara

35

36 Sharron Reackhof, Presi di o Trust

37

38 Ellie Roman

39

40 Ravi Subramani an

41

42 Bri an UI l ensvang, NPS

43

44 Cl audi a Vi ll acorta, RWQCB

45

46 Tracy Wri ght

47

48 Mark Youngki n

49

50 -- 000 --

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8 PUBLIC:

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10

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12 I na Shl ez, Presi di o Trust

13

14 Nei l Morgan-Butcher, Tetra Tech EMI

15

16 John Bosche, Tet Tech EMI

17

18 -- 000 --

19

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TUESDAY, OCTOBER 12, 1999

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7:13 P.M.

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12

-- 000 --



13

14 MR. KERN: Good evening.

15

16 This is the regularly scheduled meeting of the

17

18 Presidio Restoration Advisory Board. We meet every second

19

20 Tuesday and this is the appointed hour, time, and place.

21

22 Welcome to all of our community RAB members,

23

24 Presidio Trust, Park Service and the various regulatory

25

26 agencies that are here and particularly the members of the

27

28 public. Thank you for coming out and being with us tonight.

29

30 I'm going to check in periodically with folks

31

32 around the room tonight about the sound level.

33

34 We are still working out the microphone system and

35

36 recording and so it is really critical that people speak

37

38 directly into the microphones. We lost a large part of our

39

40 last meeting transcript.

41

42 So, I will be looking to Easteller because, if she

43

44 can't hear, she will probably wave or give me the hi sign and  
45  
46 I'll try to interrupt the speakers to get you to be speaking  
47  
48 into the microphone.

49

50 So, that's a significant announcement that we will  
51  
52 be paying particular attention to so we don't lose valuable  
53  
54 parts of our transcript.

55

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8 For those of you who don't know, I'm Doug Kern.

9

10 I'm a community member and I facilitate the meetings.

11

12 We have a new member of the Restoration Advisory

13

14 Board with us tonight. His name is Henry Chui. Did I

15

16 pronounce that right?

17

18           Very good. He will be representing the Department

19

20 of Toxic Substances Control and I would like to go around our

21

22 room and introduce ourselves briefly to Henry and we can let

23

24 him know who we are and it will continue the process of

25

26 introducing ourselves.

27

28           So, again, welcome to the meeting here.

29

30           MR. ULLENSVANG:           Brian Ullensvang.

31

32           MS. REACKHOF:           Sharron Reackhof, Presidio

33

34 Trust.

35

36           MR. NELSON:           Chris Nelson, Presidio Trust.

37

38           MR. SUBRAMANIAN:           Ravi Subramanian.

39

40           MR. YOUNGKIN:           Mark Youngkin, community member

41

42 and Community Co-Chair.

43

44           MS. BEST:           Claire Best, public participation of

45

46 DTSC.

47

48 MR. HULTGREN: Julian Hultgren, community

49

50 member.

51

52 MR. BERMAN: Sam Berman, community member.

53

54 MR. MC KLERoy: Bruce McKleroy, community

55

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8 member.

9

10 MS. VILLACORTA: Claudia Villacorta, RWQCB.

11

12 MS. WRIGHT: Tracey Wright, community member.

13

14 MS. MONAHAN: Jan Monahan, community member.

15

16 MS. CHEEVER: And I'm Julie Cheever, community

17

18 member.

19

20 MR. O' HARA: Peter O'Hara, community member.

21

22 MR. KERN: We may have another member at the

23

24 end and she can introduce herself when she arrives.

25

26 Again, welcome to the company. Can you tell us

27

28 just a couple of sentences about yourself? When you started?

29

30 MR. CHUI: Yes.

31

32 I'm actually just joining the team. This is my

33

34 first time here. At least to work up to in the department

35

36 agencies.

37

38 This is a lot of permanent work. I've done a lot

39

40 of military work. So, I think ten years with the agency in

41

42 the office of military facilities. I'm glad to be here

43

44 tonight.

45

46 MR. KERN: Thank you for being here.

47

48 All right, very good. Any other announcements?

49

50 Does everybody have an agenda for the meeting? Any additions

51

52 or changes?

53

54 Ina, do you have a couple of announcements?

55

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8 MS. SHLEZ: Yeah, thank you, Doug.

9

10 MR. KERN: Please into the microphone.

11

12 MS. SHLEZ: If I had one, I would but I'll try

13

14 to speak to Easteller so she can hear.

15

16 I have here the final RAB roster which I'm going to

17

18 hand out tonight and I'm also going to send them to the

19

20 community members of the RAB who aren't here as well as the

21

22 regulatory agencies.

23

24 So, thank you very much for all of your input and

25

26 corrections on these. I really appreciate that, and the

27

28 other thing that I wanted to let you know about is the Trust

29

30 Library now, Building 34, has what we are calling the "RAB

31

32 Resource Book", and in it is all sorts of information that

33

34 will help you guys.

35

36 For instance, in case you missed a meeting and you

37

38 want to get a copy of the agenda or the transcript or you

39

40 want to read through the transcript or you want to get copies

41

42 or look at copies of handouts, that is available to you

43

44 there.

45

46 So, that is in the public reading room part of the

47

48 Library and, again, to remind you, the Library is also open

49

50 on Saturdays from 9:00 to 1:00.

51

52 So, I encourage you to go check it out. It's a

53

54 neat place and all of the break documents are there now and,

55

56

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7

8 actually, we have our librarian here tonight, Barbara Janus,

9

10 who is the Trust Librarian and she or one of her assistants

11

12 will be happy to help you if you come looking for any

13

14 documents at the Library. So, please go check it out.

15

16

MR. BERMAN: Where is it?

17

18

MS. SHLEZ: It is in Building 34, the main

19

20 Presidio Trust Building on the main post.

21

22

MR. BERMAN: And on the ground floor?

23

24

MS. SHLEZ: It's on the ground floor.

25

26

As soon as you walk through the front door, it is

27

28 on your right corner.



29

30 MR. KERN: Thank you, Ina.

31

32 Any other announcements?

33

34 MS. REACKHOF: I would just like to draw your

35

36 attention to someone here tonight, Chris Nelson, who will be

37

38 speaking on the Building 637 site.

39

40 Chris is one of the project managers for the

41

42 Presidio Environmental Restoration Programs and he will be

43

44 active in a lot of activities that we are going to be doing

45

46 in the future, one of which will be the feasibility study.

47

48 Chris will be attending all of the RAB meetings as

49

50 well as many of the subcommittee meetings. Please feel free

51

52 to contact Chris regarding any questions you may have on any

53

54 of the projects.

55

56

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PRESIDIO RESTORATION ADVISORY BOARD MEETING

Also feel free to reach me. Chris will be primarily the right hand of the Trust and I would like everybody to get to know him and look forward to working with him on the upcoming projects.

MR. KERN: Great, thank you.

Any questions for Chris right now? (Laughter)

Okay. Presumably, we will get to that at some point.

Looks like we have an outstanding attendance tonight. It's well past our quorum. So, we could actually vote on something, but we don't have anything to vote on tonight but we could if we wanted to.

All right. So, we have gone through the agenda approval announcements. We are up to the committee reports

33

34 and we have Mark in the Planning Committee.

35

36 MR. YOUNGKIN: The Planning Committee met on

37

38 September 28th.

39

40 It was our regular Tuesday night meeting and we

41

42 discussed several topics, including the Building 637 progress

43

44 report by Brian Ullensvang.

45

46 We also had a discussion of the amendments, Charter

47

48 and Bylaws and we are going to hear more about those few

49

50 topics tonight.

51

52 Sort of miscellaneous topics we discussed were the

53

54 consent agreement between the DTSC and Presidio Trust and the

55

56

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8 Park Service. I guess that was passed out. There are copies

9

10 here tonight if anybody needs a copy of that.

11

12 We also discussed the summary of the Memorandum of

13

14 Agreement. Another topic was the RFQ for the feasibility

15

16 study which I'm not sure if I did on that or not but we

17

18 discussed the progress that is occurring at the moment and,

19

20 let's see, we had a brief discussion of the remediation

21

22 schedule and the status of where that is at.

23

24 We had some discussion about the membership drive

25

26 that the RAB is currently discussing and taking place in and

27

28 our next committee meeting is on the fourth Tuesday of

29

30 October and that will be the 26th, 7:00 o'clock, at Building

31

32 1750. Thank you.

33

34 MR. KERN: Thanks, Mark.

35

36 Any questions for Mark? Julian, will you be able

37

38 to report on the current status of the Charter?

39

40 MR. HULTGREN: All right.

41

42 As Mark mentioned, the proposed draft No. 6 of the

43

44 Charter Bylaws was discussed at the last Planning Committee

45

46 meeting, and some minor revisions were agreed to or were made

47

48 at that meeting.

49

50 Then a final draft version No. 6 was prepared and

51

52 sent out I think October 1st at least I got my cover letter

53

54 dated October 1st. So, I think everyone should have that

55

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8 final draft version 6.

9

10 MR. KERN: Jul i an?

11

12 MR. HULTGREN: Yes.

13

14 MR. KERN: I think those were actually mailed

15

16 to the commi ttee.

17

18 MR. HULTGREN: Oh, I'm sorry. That's right,

19

20 yeah.

21

22 I think it was just to the commi ttee members and

23

24 the reason for that is that it is still in process. Copies

25

26 were sent or were given to Sharron and to Brian and are now

27

28 to be reviewed by the Trust.

29

30 We are hoping to have sort of a preliminary

31

32 reaction to the drafts in two weeks which would be the next

33

34 two or three days, and detailed comments one month after we

35

36 submit it to them which I think would be around the first of

37

38 November, roughly.

39

40 The schedule then if we are fortunate not to have

41  
42 too many committee comments, the schedule would be the final  
43  
44 Rules Committee meeting sometime in the middle part of  
45  
46 November, just to go over the rough spots, and we were hoping  
47  
48 to submit it to the entire RAB at the November meeting or by  
49  
50 the November meeting and, if that is possible, then we hope  
51  
52 to schedule a vote at the December meeting.

53  
54 If there are any serious problems with it, we may

55

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8 have to defer or postpone some of those scheduled items but

9

10 that's what we are hoping to do at this time. So, that's

11

12 about where it stands.

13

14 MR. KERN: Any questions or comments? Great.

15

16 Thank you and then to Jan for membership.

17

18 MS. MONAGHAN: I followed up on eight people

19

20 that hadn't been attending regularly over the summer and we

21

22 have two resignations: Wesley Skow and Michael Schultz.

23

24 And then I have three people I could not get ahold

25

26 of, Howard Nathel, Rosemary Cambra and Julie Brian. All

27

28 done.

29

30 MR. KERN: Very good. Thank you.

31

32 So, we are in the process of opening up seats to be

33

34 filled through the drive to select the members.

35

36 Pete?

37

38 MR. O'HARA: I would like to query the attendance

39

40 of when was the last time he attended the meeting.

41

42 MS. MONAGHAN: I think early in the summer. It

43

44 has been three or four months, at least.



45

46 MR. O' HARA: So that based on the current Bylaws of

47

48 this organization, membership on the RAB is subject to

49

50 termination by virtue of non-attendance, is that correct?

51

52 MS. MONAGHAN: There will be a letter that is

53

54 sent out and forwarded to them.

55

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8 MR. O' HARA: Okay.

9

10 MR. KERN: Any other questions regarding

11

12 membership? Very good.

13

14 Moving on to our reports and discussions, the first

15

16 one up is an update on the Building 637 and that will be

17

18 given by Chris and perhaps help on it.

19

20 MR. NELSON: Thank you, Doug.

21

22 I'm going to talk very loud because I want our

23

24 transcriptionist to hear me.

25

26 I'm actually going to be talking about a number of

27

28 projects that have been going on in the Presidio since I

29

30 joined in early June.

31

32 The four projects I'm going to be talking about are

33

34 the update on the feasibility study; the update on the

35

36 Building 637 field work which has been ongoing recently; the

37

38 update on the storm sewer line removal on Crissy Field; and

39

40 the update on the electrical line and soil removal at Crissy

41

42 Field.

43

44 Now, as far as the feasibility study is concerned,

45

46 we did issue a request for qualifications to over one hundred

47

48 interested parties on September 24th, 1999, and one of the

49  
50 things I will say is, due to the sensitivity of the  
51  
52 solicitation process, we can't openly discuss the plans of  
53  
54 the Presidio Trust as far as our strategy for the feasibility  
55  
56

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8 study or the remedial action plan at this time.

9

10 However, we do plan on awarding the contract and to

11

12 discuss in detail with you the feasibility study process

13

14 wherever we will take it and that will be at the December RAB

15

16 meeting.

17

18 At this current time, we are receiving written

19

20 questions about the request for qualifications from the

21

22 consultants and I think since last Friday, I think we

23

24 responded to about fifty questions through three formal

25

26 amendments that we have announced and sent out.

27

28           These amendments are sent out to all of the people

29

30 who have questions, all who are on the list who received the

31

32 request for qualifications and who received them both by

33

34 electronic mail and through the regular U.S. mail.

35

36           The packages are due. The qualifications have to

37

38 be in the Trust office by the 25th of this month and

39

40 following some cost negotiations and a short listing

41

42 procedure, we will probably award a contract by early

43

44 December.

45

46           So, stay tuned for more updates on that. The next

47

48 project I'm going to discuss is the famous 637 site and this

49

50 site, if you recall, as depicted on the map is just a little

51

52 bit south of Mason Street.

53

54 It actually lies right in the realignment or closer

55

56

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8 to the site, like right in the new alignment of Mason Street.

9

10 That is going to be configured as part of the new restoration

11

12 of Crissy Field.

13

14 Some of you may recall hearing about 637 in the

15

16 past. There was a gasoline station as early as 1928, and it

17

18 essentially continued to be a facility for storing fuels and

19

20 distribution of fuels for a number of Presidio activities.

21

22 There were a number of leaks on the underground

23

24 storage tanks and it was de-commissioned about ten years ago

25

26 in 1989.

27

28 Several investigations have been pursued since then

29

30 and the Presidio Trust is picking up with the completion of

31

32 the final corrective action plan for this site.

33

34 When I first came on board for the Trust in early

35

36 June, I actually sat in a meeting with a number of RAB

37

38 members working through the corrective action plan by having

39

40 Brian discuss the overview of the site and discuss the plan

41

42 that we were moving forward with and, through participation

43

44 of the RAB working group here, we are going to complete this

45

46 project.

47

48 We issued it on the 16th of August and it was

49

50 reviewed by the regulatory agencies, primarily the DTSC and

51

52 the Regional Water Control Board who approved it by mid

53

54 September.

55

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8 The next thing that happened after we completed the

9

10 corrective action plan and the work plan for that corrective

11

12 action plan was to implement selective remedies at the site

13

14 and that's where the field work came in.

15

16 The field work came in in two phases. The first

17

18 phase is actually just about complete. That consists of

19

20 excavation of specific areas that have shown to be

21

22 contaminated with fuel and that's already been done. Then

23

24 the subsequent backfilling with the material mixed in this

25

26 ORC as shown here is known as oxygenate compound.

27

28 That actually was done or a final portion of that

29

30 was done last week. All of the excavations are now filled in

31

32 and backfilled.

33

34 The second part of Phase One is monitoring wells.

35

36 There will be seven new monitoring wells all in and around

37

38 the site to monitor what remaining groundwater contamination

39

40 is there and those are going to begin installation on the

41

42 19th, the week of the 19th.

43

44 The second phase will be additional ORC

45

46 application. However, this time ORC will be injected

47

48 directly into hot spots in the site and that will begin later

49

50 after the winter rains come.

51

52 Perhaps in early spring when the groundwater level

53

54 rises, we will be able to attack the problem a little bit

55

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8 more effectively.

9

10 That has not gone out for bid yet, that portion of

11

12 it, and we anticipate putting that out for bid later this

13

14 year.

15

16 Our success in the early phase of this project has

17

18 been to come in well below our cost estimate. We awarded a

19

20 contract to our own environmental contractor at a hundred and

21

22 fifty-eight thousand dollars which was greater than fifty

23

24 percent below the CAP assessment and they began the

25

26 construction on the 17th. So, we will be wrapping things up

27

28 by the end of this month.

29

30 I'll show you some pictures. Essentially, what

31

32 happened was specific areas of contamination were delineated

33

34 by the Trust and the RAB working group and the Park Service

35

36 through a review of the available data.

37

38 We chose areas that essentially contained

39

40 contamination remaining above site requirements.

41

42 The concrete or asphalt was removed and we had

43

44 heavy construction equipment out there excavating to a

45

46 specified depth.

47

48 The soil was then loaded on to covered dump trucks

49

50 and hauled off site.

51

52 Some of the soil was clean or basically could be

53

54 hauled off site to a class two landfill, a municipal

55

56

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8 landfill.

9

10 Some of the soil was contaminated so, as I said, it

11

12 had to go to a more highly permitted facility but all of the

13

14 soil went off site, and this shows a nice view of the

15

16 excavation itself.

17

18 As you can see the site, some of the excavations

19

20 were as deep as the shallow groundwater and you can also see

21

22 from this view several layers of soil, either materials that

23

24 were backfilled from previous Army investigations or

25

26 materials that are found in Crissy Field and this is just a

27

28 close-up view of that.

29

30 That's pretty much what I have to say about 637.

31

32 Are there any questions on that at this point?

33

34 MS. MONAGHAN: Are we going to complete

35

36 sometime with the road work and continue on schedule? Is it

37

38 on schedule on Mason Street?

39

40 MR. NELSON: As far as I know. I mean, can you

41

42 answer that, Brian?

43

44 MR. ULLENSVANG: Yeah, it is on schedule, and

45

46 you will see this out there very shortly. They were

47

48 projecting to start the last week in early to mid October.

49

50 So, since we are about that time, any day now we

51

52 will see what's out there.

53

54 MR. BERMAN: Chris, could you comment on who

55

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8 actually does the monitoring in the monitoring wells? Is

9

10 that done by the contractor or is that a Trust activity?

11

12 MR. NELSON: So far, what we have done as far

13

14 as monitoring the monitoring wells of the site have been done

15

16 by consultants, yes.

17

18 MR. BERMAN: So, is that the plan for the

19

20 continued monitoring that will be done by outside contractors

21

22 and then reported to the Trust?

23

24 MR. NELSON: Yes.

25

26 MR. BERMAN: So, presumably, then, that's then

27

28 part of a... That's some activity of which the -- whoever

29

30 puts in the wells, is that the same thing that you are

31

32 monitoring?

33

34 MR. NELSON: Not necessarily.

35

36 MR. BERMAN: So, you have somebody that you

37

38 hire to do the monitoring independently and construction of

39

40 the wells?

41

42 MR. NELSON: Correct. Go ahead.

43

44 MS. REACKHOF: Right.

45

46 There is two phases to this and the second phase is

47

48 going to be also finding a consultant to monitor activities

49

50 at many of the monitoring wells out at the Presidio and this

51

52 would be one of those sites and there will always be a third

53

54 party consultant.

55

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8 MR. BERMAN: So, the wells are just set and

9

10 capped.

11

12 There is no permanent instrumentation at the wells.

13

14 The consultant will come with their own equipment and they  
15  
16 will take the samples and do the evaluation.  
17

18 MS. REACKHOF: Correct.  
19

20 MR. BERMAN: Basically, just the CAP forward in  
21  
22 the ground?  
23

24 MR. ULLENSVANG: I think, Sam, that's the way  
25  
26 it has been done.  
27

28 They have been constructing per specifications.  
29  
30 They are required by the State of California to be competent  
31  
32 and then the equipment is brought to the well the any time  
33  
34 for the sample.  
35

36 MR. MC KEROY: Given the fact that the Crissy  
37  
38 Field area is under construction as well, I was a little  
39  
40 confused as to the source of the soil pile out there now and  
41  
42 whether that is at all involved with the 637 project and also  
43  
44 whether you had any interaction with the restoration of the

45

46 lagoon crew as to, you know, the condition of the soils is

47

48 there a finding ?

49

50 MR. NELSON: Well, for one thing, I can tell

51

52 you is that the soils you see out there are not from 637.

53

54 The ones that are stockpiled to the west of Crissy

55

56

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8 Field, those are from the excavation of the tidal marsh and

9

10 my understanding is that the soil contamination was addressed

11

12 in Field Site 7.

13

14 MR. ULLENSVANG: Any contaminants in the soil

15

16 have been removed from the Crissy Field area.

17



18           There were several projects that were going on last  
19  
20 year. .

21  
22           The 637 project, the contamination was not  
23  
24 associated at all with the stock pile of the Crissy Field  
25  
26 project.

27  
28           So, it was kept separate and, for a little bit  
29  
30 cleanup, we found no additional soil from 637 on the site.  
31  
32 There is just a little bit left to be hauled off and, yes.

33  
34           There has been a break in coordination between the  
35  
36 restoration work and the Trust work and that goes on a  
37  
38 regular basis and, as you can imagine with all of the  
39  
40 construction going on out there, it is a very important  
41  
42 aspect of the work to make sure that the equipment is not at  
43  
44 the same place at the same time.

45  
46           MR. MC KEROY: Thank you.

47  
48           MR. NELSON: Mark?

49

50 MR. YOUNGKIN: Just for clarification, when you

51

52 say native materials, you sometime mean this is all fill

53

54 material, right?

55

56

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8 MR. NELSON: Yes.

9

10 MR. YOUNGKIN: Thanks.

11

12 MR. NELSON: Any other questions about 637?

13

14 Well, one thing I wanted to mention was at the last

15

16 committee meeting there was a request to have some of the RAB

17

18 members who might be interested in seeing the actual Phase

19

20 Two portion which I mentioned earlier which is the injection

21

22 of the oxygenate compound and I believe if you coordinate  
23  
24 with Ina on that probably in March, stay tuned to other RAB  
25  
26 meetings. I'm sure there will be an announcement.

27

28 MS. SHLEZ: We will try to do it the same way  
29  
30 that we had done the other site tour two weeks ago.

31

32 Sometimes we don't know when it is going to happen  
33  
34 until it is quite close to when it actually does.

35

36 So, when we know that the ORC is going to be  
37  
38 injected, we will give you as much warning as we can and get  
39  
40 you folks to come out and see it if you are interested.

41

42 MR. BERMAN: Just for a clarification, Mark,  
43  
44 is that a -- the water infiltration?

45

46 MR. NELSON: In that particular excavation, it  
47  
48 has risen up to that level, yeah. That would probably be  
49  
50 about four feet.

51

52 MR. BERMAN: Okay.

53

54

MR. NELSON: Any other questions?

55

56

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8

MR. FOTTLER: I was wondering whether the wire in

9

10 the excavation that was an actual wire or was that a pipe

11

12 or --

13

14

MR. NELSON: There was quite a bit of conduit

15

16 left in the ground from various activities out there.

17

18

There were sewer lines, storm sewer lines. There

19

20 were ground lines from the roof drain. There were electrical

21

22 conduits that were no longer active and it was actually

23

24 pretty tricky to see a lot of the excavation because of the

25

26 amount of piping that was running through there but nothing  
27

28 was damaged that was still active.

29

30 I think they had one small portion of the sewer

31

32 lines which was replaced by the contractor but it was nothing

33

34 major.

35

36 Nobody was electrocuted, fortunately, and it is

37

38 interesting that Bruce asked questions about coordination

39

40 with the Trust on the restoration project because these next

41

42 two projects that I'm going to talk to you about are really

43

44 sort of operated in tandem together as one project as far as

45

46 the Trust is concerned.

47

48 It involves the removal of the storm sewers at

49

50 Crissy Field across the tidal marsh and, essentially, this

51

52 project was required in order to restore that tidal marsh and

53

54 the project began with a sampling and characterization of the

55

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8 sediment materials within the pipes of the storm sewers to

9

10 determine their contaminant composition, and some of the

11

12 sediment we found was contaminated essentially metal beyond

13

14 the level appropriate meet the site cleanup requirements.

15

16 Essentially, what happened was we awarded a

17

18 contract based on a cost estimate from the Ghilotti Brothers.

19

20 If you recall, they are the contractors used for Crissy Field

21

22 right now working for the Golden Gate National Parks

23

24 Association.

25

26 It was very efficient for us to use them because

27

28 they were already on the site. They had all of their

29

30 equipment.

31

32 It would have been much more difficult to have

33

34 somebody come in, mobilized, and find some place to stay, et

35

36 cetera.

37

38 So, that worked very well and also we were able to

39

40 coordinate the restoration activities with the National Park

41

42 Association as that was ongoing.

43

44 What you will see in the next picture is that in

45

46 order to protect the Bay, and the surrounding area that is

47

48 being excavated, from any contamination that might exist in

49

50 the sewer pipes, the contractor built berms wherein they were

51

52 exposing the pipe and then made an area to stage the material

53

54 as it would come out as depicted here.

55

56

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This long line here is actually the storm sewer. I

believe it is Storm Sewer B, where there are five lines and

this water here the groundwater as is here and these two

sides is where they were able to keep the materials that came

out of the pipes contained in that area.

The work was essentially completed by July of '98,

and the end of that work essentially entailed the moving of

the contaminated sediments and taking them off site to

dispose of them to another facility.

So, here is another picture of that same line you

just saw before where it was cut off and this is a typical

cross section of the culvert, the concrete storm drain

containing the sediment materials.



34           And this is the area where the soil was stockpiled.  
35  
36 Ghilotti built berms and a stockpile area and they placed  
37  
38 plastic down on it.

39  
40           As you can see, there is sediment materials and  
41  
42 some debris associated with removing the storm sewers. The  
43  
44 storm sewer consists of a variety of materials, from concrete  
45  
46 -- reinforced concrete to terra cotta tile and those  
47  
48 materials were also removed from the site.

49  
50           I'm going to offer questions about that project  
51  
52 when I am done talking about Field Site 7. The sort of other  
53  
54 phase of what I was talking about in this project that we

55  
56

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8 were working on this summer.

9

10 The electrical line soil removal was essentially

11

12 completing the Field Site 7 project that the Army began and

13

14 essentially decided they weren't going to finish the removal

15

16 of the soil under the electrical line. They felt it was a

17

18 safety concern.

19

20 So, the Army started it and we finished it. The

21

22 electrical line had to be left in place because, at the time

23

24 of the excavation of the tidal marsh, the excavation was just

25

26 beginning and the final configuration of the electrical line

27

28 was not determined.

29

30 So, that had to be left in place and the excavation

31

32 was done following the re-routing.

33

34 This is what it looks like. This is actually what

35

36 I was joking around earlier today should be considered as an

37

38 historic photo. There is a former rail line there and this  
39

40 is ancient history as far as Crissy Field looks now.

41

42 This dark spot here is where the electrical line

43

44 ran but then this is a concrete conduit and this is the

45

46 manhole (pointing) here.

47

48 The soil supporting that was what was left by the

49

50 Army. They excavated in those areas where you see the water

51

52 and the removal of the contaminated materials in Field Site

53

54 7.

55

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8 The Trust came in and subsequently removed the soil

9

10 following a characterization, and that soil is somewhat  
 11  
 12 similar to the sediments that was contaminated at those  
 13  
 14 levels.

15  
 16 So, those materials were taken off site and moved  
 17  
 18 to a hazardous waste facility also by the Ghilotti Brothers  
 19  
 20 since they were on the site and we were able to utilize them  
 21  
 22 for a similar bidding process. Those projects were just  
 23  
 24 completed recently but the removal of the last materials from  
 25  
 26 the sewer pile and the cost, again, was a great savings on  
 27  
 28 what was originally estimated.

29  
 30 Any questions about those two projects?

31  
 32 MR. O' HARA: When you removed the storm sewer  
 33  
 34 lines, --

35  
 36 MR. NELSON: Yes.

37  
 38 MR. O' HARA: -- what has happened to the storm  
 39  
 40 water that would otherwise float on the line between? Was it

41

42 diverted or. . . .

43

44 MR. NELSON: Well, the plan, as I understand

45

46 correctly, is to have storm sewer water go into the tidal

47

48 marsh and have the tidal marsh act as a treatment for

49

50 contaminated water or any storm water that runs off in that

51

52 area.

53

54 MR. ULLENSVANG: Currently, the waters real flow

55

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8 right now, the one is expected to be going continuously as

9

10 actually it is going in those pictures.

11

12 So, any water that is at those points today is

13

14 pumped. When the tidal marsh is finished, they will all end  
15  
16 there.

17

18 MR. O'HARA: So, the question was do you see a  
19  
20 problem with contaminants, the same type of contaminants that  
21  
22 is to be removed from the sewer lines?

23

24 MR. ULLENSVANG: Actually, at the very beginning  
25  
26 of the Crissy Field project, we had the Army data that was  
27  
28 collected based on those data, it will be contained and  
29  
30 actually some sewers are out of the marsh expected to be  
31  
32 harder to handle where those are determined, would not go in  
33  
34 the marsh.

35

36 A portion of the marsh is not located in that area.  
37  
38 So, we might run into time problems but we were not  
39  
40 anticipating at this point the water quality problems based  
41  
42 on the select portions.

43

44 MR. O'HARA: The source of the water on the

45

46 historical sewers, is it building water? Road water?

47

48 MR. ULLENSVANG: Some of it is building water.

49

50 Some of it is from the City. The entire Presidio, unlike the

51

52 City of San Francisco, almost all of the Presidio has

53

54 separate storm and sewer water systems.

55

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8 So, any rain water that is involved in the Presidio

9

10 goes into the storm system and most of that water goes

11

12 through the discharges to the Bay.

13

14 MR. O'HARA: And now what we are discharging is

15

16 recently.

17

18 MR. ULLENSVANG: The forces are now discharged

19

20 there.

21

22 MR. NELSON: Yes. Any other questions?

23

24 MR. BERMAN: In the removal of the contaminants

25

26 under the electrical line, how far down do you have to go in

27

28 order to reach safe levels?

29

30 MR. ULLENSVANG: It was the same as Field Site

31

32 7.

33

34 If you recall last year when we were talking about

35

36 that, the sampling pre-determined based on an average depth

37

38 of the water in that area.

39

40 So, generally, six feet were areas of the Field

41

42 Site 7. I believe the entire area was six feet.

43

44 MR. BERMAN: So, how were the lines supported

45

46 during that excavation?

47

48 MR. NELSON: Well, the line was decommissioned

49



50 first. So, there wasn't any need to support it any longer.

51

52 MR. ULLENSVANG: And that's why the Army chose

53

54 to wait on that issue until the line could be re-routed and

55

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8 the one you saw on the pictures was removed.

9

10 MR. HULTGREN: I really couldn't hear all of

11

12 what you were explaining about the future sewage discharge.

13

14 The first question I guess is will the future --

15

16 you say it will be discharged into the lagoon?

17

18 MR. ULLENSVANG: It will be discharged into the

19

20 lagoon.

21

22 MR. HULTGREN: Will that be just the storm

23

24 run-off or will that be the house?

25

26 MR. ULLENSVANG: It will be just the storm

27

28 run-off.

29

30 MR. BERMAN: The storm. Is that a dual system?

31

32 MR. ULLENSVANG: The sanitary sewers and the

33

34 storm water which is separate system which is unlike in San

35

36 Francisco which has one system.

37

38 The sanitary sewer is sewage pumped to the San

39

40 Francisco system.

41

42 MR. HULTGREN: Thank you.

43

44 MR. SUBRAMANIAN: Talking about the discharge

45

46 into the Bay, did NPDS or the MCC permits have any monitoring

47

48 condition in terms of water quality or non-process solution?

49

50 MR. ULLENSVANG: You know, I'm not familiar

51

52 with any sort of PDD requirements for any sort of discharge

53

54 right now with the Presidio. I'm just not familiar with it.

55

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8 MS. REACKHOF: We can get back to you on that.

9

10 MS. WRIGHT: I have a question, I guess, based

11

12 on that.

13

14 This might be far off the subject, but some

15

16 communities that have run-off into the bay labeled the storm

17

18 drains, you know, that this water goes directly to the Bay so

19

20 that people know it is down there. Is that a possibility

21

22 that this is done for the Presidio?

23

24 MS. REACKHOF: It is the first time I have

25

26 heard that suggestion but we will relay it to the Committee.

27

28 MR. KERN: I can actually -- I can tell you

29

30 that I was in a meeting today, it has been discussed

31

32 extensively. Storm drains is being discussed within the Park

33

34 Service and within the Trust. So, . . . .

35

36 MS. WRIGHT: Good, perfect. Thanks.

37

38 MS. REACKHOF: Thank you, Doug.

39

40 MR. KERN: Yes.

41

42 MR. MC KEROY: I would like to see a report on

43

44 the contaminants that were hauled off on this since those

45

46 heavy metals and, you know, the nature of that contamination

47

48 is of interest to me and I would like to see what the

49

50 contaminants were, you know, what levels were found.

51

52 MR. NELSON: The report on the closure of Field

53

54 Site 7 will include the information on the materials that

55

56

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8 were removed from the electrical line soil. As far as the

9

10 storm sewer goes, --

11

12 MS. REACKHOF: We will have to get something

13

14 together.

15

16 MR. NELSON: We are going to have to get

17

18 together, yeah.

19

20 MR. MC KEROY: You said there was a lot of

21

22 heavy metal? Heavy metal was the contaminants or the

23

24 chemical concern was the driver of that?

25

26 MR. NELSON: Yes.

27

28 MR. MC KEROY: That was above the remediation

29

30 level s?

31

32 MR. NELSON: Seems to me it was higher than in  
33  
34 the site requirements and, essentially, it was disposed of as  
35  
36 hazardous waste because it failed the California threshold.

37

38 So, it is soluble lead and so should not be disposed of in a  
39  
40 regular landfill.

41

42 MR. MC KEROY: All right, thank you.

43

44 MR. ULLENSVANG: The lead that Chris was  
45  
46 talking began was one of several metals that was in a fill  
47  
48 material at Crissy Field.

49

50 There is actually several layers of fill that were  
51  
52 put in there. Some them were materials, and so there were  
53  
54 metals that were done, metals that were being in a testing

55

56

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8 program including the development mine and Crissy Field draft

9

10 and including a variety of metals they were testing for and

11

12 different excavation, different points, different metals

13

14 failed the standards on that.

15

16 Mark?

17

18 MR. KERN: Excuse me a moment.

19

20 MR. BERMAN: Well, there is the other old gas

21

22 station, maybe it is Building 215.

23

24 MR. ULLENSVANG: I think you are talking about

25

26 231.

27

28 MR. BERMAN: 231, right, and, presumably, if

29

30 going there, it is more directly towards the Crissy Field and

31

32 I was wondering whether the experience in the present CAP is

33

34 going to be applied also in the cleanup of 231?

35

36 MR. NELSON: We are certainly hoping that all

37

38 of what is chosen for 637 is successful and it seems like the

39

40 study will be in. I certainly think it is possible to use

41

42 that same technology there.

43

44 MR. ULLENSVANG: We may not have data in time

45

46 and we will talk at the future meetings about what is going

47

48 to go on at Building 215 and how the process is involved and

49

50 the data going into making that decision in terms of the data

51

52 coming back from 637 may not be back in time.

53

54 You are talking about six months to a year of

55

56

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7

8 monitoring and looking at the oxygen and seeing how it works.

9

10 That may be longer than to wait for 231 but, certainly, it is

11

12 a plan for all of that.

13

14 MR. BERMAN: Is there a CAP that exists now for

15

16 231?

17

18 MR. ULLENSVANG: The Army has put forth a draft

19

20 CAP and, in fact, there are many people here.

21

22 If you recall two years ago or a year and-a-half

23

24 year ago, the Army started a dialogue with members of RAB

25

26 that ended --

27

28 MR. BERMAN: Without a finding.

29

30 MR. ULLENSVANG: -- without really coming to a

31

32 full conclusion.

33

34 They did put out a draft document file. I will

35

36 send over the draft document and see what happens in 637.

37

38 MR. BERMAN: So, are you expecting that there  
39  
40 will be a RAB subcommittee that will work on 231 as well?

41

42 MS. REACKHOF: I'm hoping so.

43

44 MR. ULLENSVANG: Yes.

45

46 MS. REACKHOF: It is a very positive input and  
47  
48 process and we are hoping to utilize the same type of process  
49  
50 for all of the remediation projects.

51

52 MR. ULLENSVANG: Mark?

53

54 MR. YOUNGKIN: Chris, do you have any feelings

55

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8 about why the cost savings are so big? Is it landfill

9

10 disposal costs or --

11

12 MR. NELSON: Well, it is a very competitive

13

14 business, as you know, the environmental construction

15

16 business.

17

18 I don't know if I want to say perhaps some firms

19

20 buy projects, maybe don't try to mark them up as high.

21

22 MR. YOUNGKIN: The bidding process.

23

24 MR. NELSON: Yeah, we had about fifty-eight

25

26 people, fifty-eight different organizations that were

27

28 interested in the solicitation and I think there were

29

30 probably forty some-odd people that were at the site walk and

31

32 we had the bidding, a pre-bid caucus.

33

34 I think when it all came down to, we received about

35

36 seven or eight bids, ten bids.

37

38 MS. REACKHOF: Right but the other point is

39

40 that, you know, sometimes the sites aren't larger or more

41

42 than we had anticipated.

43

44 You know, because you always have to put the buffer

45

46 in there if the site is quite a bit more than expected and

47

48 some of the 637 site is pretty discrete. We had a pretty

49

50 good handle on it, we thought, but you always anticipate a

51

52 little bit more. But we were pretty lucky on the 637 site

53

54 and it went very smoothly and we are hoping that, you know,

55

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8 these kinds of projects keeping moving like that.

9

10 So, there was many factors. I don't think any one

11

12 factor could be pointed out.

13

14 MR. NELSON: As far as your question regarding  
Page 66

15

16 the disposal goes, with the storm sewers we had a known

17

18 quantity or a volume of potential, you know, sediments within

19

20 those.

21

22 So, we had to sort of make an estimate of what

23

24 could reasonably be expected to be there and that may have

25

26 driven the cost of labor down.

27

28 MS. REACKHOF: Right, and also not all of the

29

30 storm sewers were contaminated. Some of it could be

31

32 disposed of as non-hazardous materials.

33

34 MR. YOUNGKIN: Thank you.

35

36 MR. KERN: Any other questions on this portion

37

38 of the discussion?

39

40 I think then we are moving right along here. We

41

42 are ready to go to the discussion about the agreement between

43

44 the Trust and the DTSC regarding the remediation at the

45

46 Presi di o.

47

48 MS. REACKHOF: Great. Thank you, Doug.

49

50 What I would like to do is just provide a brief

51

52 summary of some of the highlights of the DTSC Trust Park

53

54 Service agreement.

55

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8 Copies of the DTSC agreement are available in the

9

10 back of the room for anybody who would like to pick up a copy

11

12 and, if you have any questions following the presentation,

13

14 ask myself or Henry who is also here from the DTSC.

15

16 So, with that mind, I guess we will start the

17

18 presentation. To start with, I would like to just give you a

19

20 brief overview of some of the highlights of the agreement

21

22 itself.

23

24 One of them is the purpose of the agreement, the

25

26 responsibilities that are called out in the agreement for

27

28 both the Presidio Trust as well as the Department of Toxic

29

30 Substances.

31

32 Give you a brief overview of the other points in

33

34 the agreement as well as some of the exclusions.

35

36 The agreement itself was signed formally on August

37

38 30th by DTSC, the Presidio Trust, and the Department of the

39

40 Interior which is National Park Service.

41

42 The agreement provides an overview for the process

43

44 and schedule for the environmental remediation activities

45

46 that are being conducted over the next seven to ten years

47

48 here at the Presidio and, within it, it incorporates those

49

50 elements that are contained in the Memorandum of Agreement  
51  
52 between the Army, the Park Service and the Trust as well as  
53  
54 the area A Memorandum between the Park Service and the Trust.  
55  
56

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8 The primary responsibilities called out in the

9

10 agreement called for the Presidio Trust to prepare a master

11

12 integrated schedule, that which I think some of you have had

13

14 an opportunity to look at, which is in its preliminary stages

15

16 right now and within that schedule is to try to identify all

17

18 the tasks associated with each of the remediation activities,

19

20 primarily identifying the times that we will have some of the

21

22 major milestones -- future feasibility studies, remedial



23

24 action plans -- with regard to decisions.

25

26 All of the decision documents that are coming

27

28 forward for each of the remediation activities are contained

29

30 in the master schedule.

31

32 In addition, it calls for quarterly meetings of the

33

34 Presidio Trust where we will review all of the remediation

35

36 activities that have gone on in the past quarter as well as

37

38 look forward to other activities that are going to be coming

39

40 in the next quarter.

41

42 In its incorporation of that, we will also be

43

44 preparing a quarterly report for DTSC review to help them

45

46 better prepare for the upcoming schedule of level of effort

47

48 that they will be needing for staffing purposes.

49

50 DTSC, as part of the agreement, have given their

51

52 agreement that they will work in a timely manner to ensure

53

54 that the remediation activities will have documents that will

55

56

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8 be reviewed in a timely manner and that all comments will be

9

10 provided in a timely manner to help support the fast track

11

12 cleanup that we are doing here at the Presidio.

13

14 The agreement is put together based upon the public

15

16 participation policies contained in the DTSC's public

17

18 participation policy guidance manual which will call up all

19

20 the activities that are incorporated in the Restoration

21

22 Advisory Board's input and other public comments.

23

24 It also includes an overview of the formal dispute

25

26 resolution in cases where we might not see eye-to-eye on some

27  
28 of the activities that we are going to be moving forward but,  
29  
30 initially, it starts out at staff level discussions and ends  
31  
32 up hopefully being resolved prior to taking it to a higher  
33  
34 more executive level of discussion.

35  
36           It also provides for the DTSC to be reimbursed by  
37  
38 the Presidio Trust on a level of effort basis for all of  
39  
40 their activities to support the remedial issue.

41  
42           The only activities or areas that are excluded  
43  
44 within the agreements are those that are covered by the  
45  
46 CALTRANS and Golden Gate Bridge District, areas that are  
47  
48 right now undergoing remediation activities or have undergone  
49  
50 remediation activities.

51  
52           The DTSC has agreements in place right now with  
53  
54 those parties and they are working with them to remediate

55  
56

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8 those existing areas that have been impacted by remedial

9

10 activities by these parties and so, therefore, these

11

12 activities in these sites are not covered in this agreement

13

14 with the Presidio Trust.

15

16 So, in a nut shell, those are the primary

17

18 components of the agreement. Again, the agreement is

19

20 available for all to look at.

21

22 I think some of you have had an opportunity to look

23

24 at that prior to tonight. So, if there are any questions

25

26 regarding the agreement, if you would like to ask any

27

28 questions of myself or Henry, please feel free.

29

30 Bruce?

31

32 MR. MC KEROY: What about the DTSC as the lead

33

34 agency? And at some point, they will be asked to sign off on

35

36 the entire project?

37

38 MS. REACKHOF: Correct.

39

40 Well, besides the actual activities, there are

41

42 individual activities that are ongoing will also at the very

43

44 end have base-wide RAP type of documents which look at all

45

46 the cumulative effects of all the different remediation

47

48 programs and DTSC will be the signatory to that.

49

50 Julie?

51

52 MS. MONAGHAN: This is sort of an offbeat

53

54 question, but I'm used to the term "consent decree" being

55

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8 used in settling a lawsuit but here it is apparently being

9

10 used in a different way.

11

12 Is that a common term for what I would call making

13

14 a memorandum agreement? Or how does that happen to be

15

16 determined?

17

18 MS. REACKHOF: Maybe Henry or Claire, I'm not

19

20 quite sure....

21

22 MR. NELSON: It is a fairly common term that is

23

24 used. It would essentially be the DTSC.

25

26 MS. BEST: Yeah, I agree. That's right.

27

28 Sometimes it is called an "MOA" usually between

29

30 agencies. I know the term "MOA" a little bit more but we

31

32 have -- will consent decree agreement.

33

34 MS. MONAGHAN: I have another question.

35

36 I know that, again, when the Army was the lead

37

38 agency, there definitely was a mechanism for reimbursing the

39

40 state or federal agency that had the oversight.

41

42 I was just curious when you figured out the costs

43

44 for taking over the clean-up costs for the Army, did that

45

46 have the costs?

47

48 MS. REACKOFF: Correct. All our regulatory

49

50 agency oversight was considered in the cost.

51

52 MR. BERMAN: Sharron, another cost question.

53

54 When you say that the DTSC will be reimbursed, does

55

56

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8 that mean that Henry's salary will be paid by the Trust?

9

10 MS. REACKHOF: Not his entire salary.

11

12 Actually, you will be getting normal bills like you

13

14 would from any other consultant or any other type of firm

15

16 which provides an overview of activities conducted on

17

18 individuals who have been conducting them, including the

19

20 hours and hourly rates and that will be looked at possibly

21

22 reimbursing.

23

24 So, we will be seeing exactly what activities we

25

26 are taking up.

27

28 MR. BERMAN: Not to belabor the point but Henry

29

30 said his principal activity would be his work with the

31

32 Presidio and the Trust.

33

34 So, essentially, that's more or less as I

35

36 understood it from your opening remarks, that that is going

37

38 to be essentially your -- most of your work, right?



39

40 MR. CHUI: Well, I will be with the Presidio

41

42 but I have other sites also but the majority of my work will

43

44 be at the Presidio.

45

46 MS. REACKHOF: And I know more about that.

47

48 We have a lot going on. So, the more support we

49

50 can get in a firm fashion is very appreciated.

51

52 Bruce?

53

54 MR. MC KEROY: Your Attachment two -- speaks to

55

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8 -- lays out which sites are enumerated in this agreement.

9

10 What about sites that may come up that haven't been

11

12 discovered at this point?

13

14 MS. REACKHOF: Those are also contained in it

15

16 as an unknown. Unknowns and operable units have its own

17

18 units.

19

20 MR. ULLENSVANG: There are provisions at the

21

22 sites to different groupings if they were discovered to

23

24 arrange or rearrange according to the group.

25

26 MS. REACKHOF: Correct.

27

28 MR. MC KEROY: So that really the exception is

29

30 sort of everything but the exception.

31

32 MS. REACKHOF: Correct.

33

34 MR. ULLENSVANG: Yeah, that's right.

35

36 MS. REACKHOF: And, obviously, the other MOAs

37

38 which are the unexploded ordinance and all of the others that

39

40 the Army is still on according to those, that's the same for

41

42 this that the agreement continues forward with those same

43

44 caveats.

45

46 MR. MC KEROY: Yeah, okay.

47

48 MR. BERMAN: Is there any difference between

49

50 the activities that DTSC does with the Trust from the other

51

52 bases and the other activities, essential differences or are

53

54 they more or less all the same type of activities?

55

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8 MS. REACKHOF: Henry?

9

10 MR. CHUI: What sort of activity, do you know?

11

12 Because of the same circular process?

13

14 MR. BERMAN: Right.

15

16 MR. CHUI: Yeah, I think essentially still the  
17  
18 same procedures or same guidance, other things that has to be  
19  
20 considered.

21

22 Essentially, that's all I guess all the EPA in  
23  
24 terms of the feasibility study and so forth.

25

26 MR. BERMAN: So, on those other bases that are  
27  
28 part of the restoration work, essentially, just work directly  
29  
30 with the Army when there was no Trust in the same way that  
31  
32 they work with the Army before the Trust came in here?

33

34 MR. CHUI: Yes. We worked with the committee  
35  
36 working on it.

37

38 MR. YOUNGKIN: So, is the cleanup here under  
39  
40 any sort of the orders by the state or is this a normal  
41  
42 cleanup, basically?

43

44 MR. CHUI: I think it is essentially signed --

45

46 MS. REACKHOF: There are none.

47

48 MR. YOUNGKIN: No outstanding orders or

49

50 anything like that.

51

52 MR. ULLENSVANG: There are.

53

54 MS. REACKHOF: I was thinking of not that type

55

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8 of order.

9

10 MR. MC KEROY: That was actually my other

11

12 question.

13

14 How are some of the other agencies involved? I

15

16 know that DTSC is a lead agency but there are Regional Water

17

18 Quality Control Board and EPA and there are other agencies

19  
20 still involved. How are they are addressed or how is their  
21  
22 role changed by that consent agreement?

23  
24 MS. REACKHOF: I really don't believe anybody's  
25  
26 role is changed.

27  
28 This agreement is primarily with the Department of  
29  
30 Toxics because they are the lead agency. We, in addition,  
31  
32 are working on -- we have an agreement right now in place  
33  
34 with the Regional Water Board to ensure the same type of  
35  
36 funding oversight for these activities and, as part of that,  
37  
38 we are going to be also, you know, updating site cleanup  
39  
40 requirements with the Regional Water Board but, at this  
41  
42 point, we do have a signed agreement with the Regional Water  
43  
44 Board and with the Department of Toxics and we are keeping  
45  
46 EPA informed as to all of our meetings and they have been  
47  
48 meeting on a regular schedule with us.

49  
50 So, we don't have a separate agreement with them

51

52 today, at this point.

53

54 So, all the regulatory agencies that were in place

55

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8 prior to the Trust taking over are still in the same

9

10 situation.

11

12 MR. MC KEROY: Thank you.

13

14 MR. KERN: Any other questions on this

15

16 agreement?

17

18 Obviously, you are able to read it and if you have

19

20 any other questions, we will get those to the right people

21

22 and get them answered.

23

24 All right. We are moving on. Item No. 6, new

25

26 business?

27

28 Actually, there is something coming up here that I

29

30 could probably talk about that was somewhat off the agenda

31

32 but we did talk about it at the committee meeting was the

33

34 possibility of getting documents -- the EKI documents out to

35

36 RAB members that were going to participate on committees as

37

38 we prepare ourselves for later this winter going into next

39

40 spring to work in working groups on the feasibility study.

41

42 So, that's something people should probably keep in

43

44 mind. There have just been a couple of us talking initially

45

46 about how that might work and one idea is to simply assign

47

48 everybody on the RAB, all committee members a certain

49

50 geographic area, and put you in little teams to evaluate a

51

52 group of sites and be ready to bring issues and concerns to

53

54 the larger RAB .



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8

So, I just throw that out for your consideration at

9

10 this point. It is open for discussion at our committee

11

12 meetings or tonight, if you have any reaction to it.

13

14

It is a way of -- one of the issues that I'm trying

15

16 get at is these documents particularly the one that EKI

17

18 produced is reasonably expensive to reproduce.

19

20

So, we need to give the Trust some advance warning

21

22 about how many copies of that we would want to work with in

23

24 these committees.

25

26

So, perhaps we will, you know, do a survey of the

27

28 RAB members down the line and get how many people will come

29

30 to that.

31

32 MS. MONAGHAN: I just have a very minor

33

34 housekeeping matter.

35

36 We, at one point, had three copies of that

37

38 circulating and we are not sure where they all are but if

39

40 anybody here has one maybe they can let Mark know who is our

41

42 Chairperson now. So, we will at least know if we still have

43

44 those three copies among us.

45

46 MR. KERN: Is there anyone here tonight who is

47

48 willing to admit having one of the copies? Mark has one

49

50 (Laughter). All right.

51

52 Well, we will keep trying to track it down. Any

53

54 other new business items?

55

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MR. BERMAN: I have a question that really is

9

10 related to the RFQ and, as I understand it, there was one

11

12 month between the announcement and the proposal, the actual

13

14 return of the proposal.

15

16 So, a contra -- do I have the dates wrong?

17

18

MS. REACKHOF: Right. I think you probably --

19

20 we have it up but he was presenting.

21

22

MR. BERMAN: No, not for the Building 637, for

23

24 the FS.

25

26

MR. NELSON: Right. That went out on September

27

28 24th.

29

30

MR. BERMAN: Right.

31

32 MR. NELSON: And the qualification factors will

33

34 be back on October 25th which is two weeks before yesterday.

35

36 So, they have a month to file and answer the questions that

37

38 we put to them in that package.

39

40 MR. BERMAN: Right.

41

42 To a certain extent, I don't know what the

43

44 questions are but somebody like EKI who has been involved in

45

46 it for sometime has a tremendous advantage over somebody who

47

48 has -- who, say, is fundamentally qualified but has not been

49

50 familiar with the Presidio activities.

51

52 MR. NELSON: We established a number of

53

54 criteria that will be evaluating the responders and none of

55

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those criteria entails experience working at the Presidio.

I mean, you don't have to have worked here in order to work on the project. We are looking at best value and technical competence and technical approach. Those are a number of things.

We are certainly not trying to bias the project in any way.

MR. BERMAN: Thank you. It sounds very good but you have answered my question very well.

MR. NELSON: Sure.

MS. MONAGHAN: Actually, I was thinking of another question and that is this.

How soon will we see -- I mean, the RAB members will be discussing the content of it? I just think it might

35

36 help us in our planning when we might have a lot more to do,

37

38 have the energy and the inclination to do it.

39

40 Would you consider that once you choose the agency,

41

42 the contractor in December that will need to start almost

43

44 immediately? Or will there be some other steps.

45

46 MR. NELSON: Yeah, we have established the

47

48 milestones and what not and the question of qualification

49

50 that we anticipate that the contractor will have to abide by

51

52 in order to meet our pre-determined schedules that is part of

53

54 the master remediation schedule that Sharron was talking

55

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8 about.

9

10 So, yes. We do anticipate going -- steaming right  
11  
12 along from when it is awarded and I guess we are anticipating  
13  
14 the RAB being involved in the working group meetings and what  
15  
16 not.

17

18 MS. MONAGHAN: Thanks.

19

20 MR. KERN: Any other new business items?

21

22 Announcements? Musings? Yes?

23

24 MS. SHLEZ: I just have a quick reminder.

25

26 I sent an announcement out by e-mail and also by  
27  
28 fax. On the 21st, speaking of the master schedule, the Trust  
29  
30 and the regulatory agencies will be going over the schedules  
31  
32 and community members are certainly welcome to attend the  
33  
34 meeting and to involve themselves in those discussions.

35

36 The meeting is scheduled for the 21st of October at  
37  
38 9:00 a.m. at Building 1750, and I know a few folks maybe from

39

40 the committees will be at that meeting.

41

42 So, if you can't attend personally, hopefully, you

43

44 will get in touch with one of these folks and they will be

45

46 able to fill you in on some of the highlights or points of

47

48 discussion that happened.

49

50 So, again, we hope you can attend but, if you

51

52 can't, hopefully, you can speak with some of the committee

53

54 members where you can get some of the information.

55

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8 MR. KERN: I would also like to check in with

9

10 our recorder tonight and get some direct feedback from the

11



12 group.

13

14 (To the Court Reporter) How was it?

15

16 THE COURT REPORTER: I heard very well until

17

18 the folks in the front, when your faces were turned away from

19

20 me, the sound was lost but, overall, it was very much

21

22 improved. Thank you very much.

23

24 MR. KERN: Okay, good.

25

26 So, we still have a few folks to work on. Okay.

27

28 Anything else? Any agenda items that anybody can anticipate

29

30 for our next meeting at this point?

31

32 I think we will have -- as Julian mentioned, we

33

34 might have some discussion of the Charter for the next

35

36 meeting.

37

38 For those of you who may have come in late, if all

39

40 goes well, we are anticipating perhaps voting on that Charter

41

42 at the December meeting.

43

44           So, it would be a clear reason to have a quorum,

45

46 obviously, at that meeting if you can make it and then we

47

48 will have a Charter in place for the new millennium.

49

50           Yes?

51

52           MR. HULTGREN:       Along that same line, I would

53

54 hope that you can have some tentative input from the Trust

55

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8 for the planning committee meeting on the 26th, just an idea

9

10 of how deep and how areas --

11

12           MS. REACKHOF:       Presently, it is being reviewed

13

14 and determined so we can do the best we can.

15

16 MR. HULTGREN: Good, just so we can be more  
17  
18 final in the schedule.  
19

20 MS. REACKHOF: We are trying to.  
21

22 MR. HULTGREN: Thank you.  
23

24 MR. KERN: Sam?  
25

26 MR. BERMAN: A suggestion on part of the agenda  
27  
28 item.  
29

30 I don't know if it is appropriate to hear from the  
31  
32 Trust about some of the respondents to the RFQ and is that  
33  
34 something we will see ?  
35

36 MR. NELSON: As I mentioned earlier, this is a  
37  
38 very sensitive time and we need to maintain a complete  
39  
40 requirement of fairness to everyone.  
41

42 There are consultants in the room tonight. We  
43  
44 can't go into any of the details. It is clearly spelled out  
45  
46 for them and we have been answering questions in writing.

47

48           We have mentioned questions in writing. They come

49

50 in on a regular basis. So, we will regularly meet and get

51

52 the responses out to them as quick as we can and help them

53

54 along in the process but, in order to maintain the process

55

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8 and to maintain fairness, we can't go into a lot of detail

9

10 right now.

11

12           MR. BERMAN:       I really wasn't requesting that.

13

14           I guess I was kind of asking for an update of the

15

16 process itself because if you pass the October time and

17

18 without revealing anything that you think is confidential

19

20 just to kind of apprise us of.

21

22 MS. REACKHOF: That we are on schedule?

23

24 MR. BERMAN: Yes.

25

26 MR. NELSON: As I mentioned in the

27

28 presentation, we plan to discuss more of the specifics of the

29

30 feasibility study process at the December meeting.

31

32 Is that what you were referring to?

33

34 MS. REACKHOF: We can just give you an update

35

36 of where we are on the schedule and as far as following along

37

38 on it.

39

40 MR. KERN: All right.

41

42 So, we have covered Item No. 8. Are there any

43

44 other announcements or any other items for tonight?

45

46 Then, without any objection, we will adjourn.

47

48 Thank you for coming and see you at the next meeting -- at

49

50 the committee meeting.

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[WHEREUPON, AT 8: 21 P. M. , MEETING ADJOURNED]

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PRESIDIO RESTORATION ADVISORY BOARD MEETING

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GOLDEN GATE CLUB, PRESIDIO

PRESIDIO RESTORATION ADVISORY BOARD MEETING

TUESDAY, NOVEMBER 9, 1999

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**ORIGINAL**

PRESIDIO RESTORATION ADVISORY BOARD MEETING

PUBLIC:

Steve Farley

Dennis Robinson

Mia Crowder

Neill Morgan-Butcher

Bonnie Starnes

Ina Shlez, Presidio Trust

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and I'm thinking we should probably not plan on voting until January.

We had hoped to vote in December but I think it is a little bit optimistic to do that.

So, I'm thinking of distributing it either at or before the next meeting, voting in January. Thank you.

MR. KERN: Thank you.

Any other announcements?

MS. SHLEZ: The December RAB meeting.

MR. KERN: Right.

The December RAB meeting, it has come up that this location that evening, the second Tuesday in December, is being taken by the Park Service Christmas party, and so a lot of people here in the -- on the RAB probably would like to go to that party.

Anyway, at our Committee meeting, we discussed this major dilemma for probably an hour or two trying to figure out exactly what to do.

We came up with a couple of options, anyway. One was simply have a short meeting and go late to the party, and the other option was to move up the committee meeting and the RAB meeting by one week.

So, instead of the second and fourth Tuesday, we would have the RAB meeting on the first Tuesday of December

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We could delay this deciding until we have more of the members at the meeting when we have more agenda items in mind. That's possible.

Let's put this off, tentatively saying its the earlier meeting on the second Tuesday, Building 34, with a short agenda and perhaps having the meeting earlier but we will revisit that later on in the meeting.

Okay. Any other announcements? Any reports?  
Mark, what about the Planning Committee?

MR. YOUNGKIN: The monthly meeting of the Planning Committee was on Tuesday, October 26th in Building 1750. These meetings are opened to all RAB members.

Our agenda for that night was we -- first, we talked about the DTSC Master schedule meeting that was held and Sharron -- Doug Kern and Sharron gave us a brief overview of that.

We also talked about the RAB Charter and Bylaws, which is what Julian just discussed.

We spent quite a while talking about community outreach topics. We discussed the Community Relations Plan and surveys that's being performed right now by the Presidio Trust.

We had a discussion of the upcoming environmental newsletters and participation of RAB members in putting that

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little bit of ... explanation.

It is basically a sketch, and there is some stuff slapped on the bottom of the page and so it is just a quick sketch.

That's an explanation of the point but what we have here is a proposal for RAB members to be assigned one of these four watershed areas and there are essentially four watersheds in the Presidio:

The Lobos Creek Watershed

Coastal Bluff

Fort Scott

Tennessee Hollow.

If we go through the process of putting all of the contamination sites into one of those watersheds, then, working groups could look at those sites on a watershed basis.

Basically, all of the sites in those one or two boxes drain into a particular area and so that gives you kind of a way of reference, a way of thinking about these sites in a group.

Down below under the Lobos Creek watershed, for example, there are a lot of abbreviations which I think you can begin to figure out.

"LF8", for example, Landfill eight; "GA9," that

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one group and all that is fine.

You can to be on all four groups if you want to be and you can switch to a different group if you would like to.

Also, there may be some ability to move people to groups that have, say, a lot more sites and then subdivide them in that group.

So, we kind of leave that organization to the group members. So, I see a couple of puzzled looks, some mellow looks.

What are your comments or thoughts or questions at this point?

MS. CHEEVER: I would just like to add maybe a clarification or something from our committee discussion and although these are called "watersheds" and they are watersheds, the primary focus and motivation is simply the fact that you want us to be able to divide the sites into some workable grouping and this seemed to be a very logical geographical grouping way of dividing up possibly an equal number of sites but the main purpose is just for us to be able to get a handle on a workable division of the number of sites there are.

MR. KERN: Thank you.

Sam?

MR. BERMAN: Can you tell me what "SL" and "BHW"

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That's all I have. Okay. Moving on, no questions?  
Okay.

MS. WRIGHT: I guess I have a question.

As far as the people on the list going out and getting people on the list, after getting them in, do you want us to be contacting them on the telephone or just come back to them? Or can we do it more open or do you have anything....

MR. KERN: Well, that is a good question.

One of the things that each group has in a meeting, I think, is access to one of the documents and Sharron has loaned us one I think temporarily.

We have been able locate two other ones. We have one in our possession and we are retrieving the other one.

So, I have three and perhaps we will be able to request a couple of other documents and so, with the ones that we have, I think the groups can basically get started.

If there is somebody that would like to kind of take charge of a group, perhaps yourself, for instance, if you would like to take charge of a group?

MS. WRIGHT: I would be happy to, if you want.

MR. KERN: You might call the people there and see if you can get them started up and, you know, Mark and I can volunteer at this time to help to get started.

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MR. KERN: The EKI document is one binder. So, --

MR. BERMAN: Yes, but I think it is a large binder.

MR. KERN: Yes, it is.

MR. BERMAN: But when on the committee and you are referred to, let's say, one of the watersheds, it would be nice to have the pages in the EKI document to identify and likewise in the FS.

So that the material will sort of just be set aside. So, you don't have to start figuring out how where the material is.

I don't know if it is feasible or not.

MR. KERN: Well, somehow between someone organizing it and some other output we might get together, I think we can organize the material in the groups.

MS. WRIGHT: Sam, I was looking at the document not too long ago and it seems to be organized pretty well. We have little tabs on the section so it is pretty easy to get to the section and to identify the site very quickly.

The maps do overlap with the sections, so it is nice to have a document there. It is pretty easy to find, and maybe some of us can get together and decide maybe that can be one of the first tasks, is to decide how to go about using the notations.

MR. ULLENSVANG: Sam, I think there is also in

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mean, we limited our stuff to one page.

You can take a look at these previous fact sheets and decide, you know, in your group whether you want to stick with that map or not.

I think you can communicate everything you need in one page. That's my take.

MR. BERMAN: And, finally, do you know if any of the relevant material is available, electronically?

MR. KERN: I don't know. I don't think so.

There might be ground water reports that are available on CD ROM. That would be the closest thing that would be available electronically, yeah.

Anything else? Ravi?

MR. SUBRAMANIAN: Do we have a set of criteria or a form that each group would, say, work on so that we are all working on the same page?

MR. KERN: I think the organization of the fact sheet and I should have brought an example tonight but it pretty much lays out the ground work and those were developed within a committee structure previously. So, they were really worked over a lot.

MS. WRIGHT: Are those possible to get at? Or ....

MR. KERN: They are sort of highly formatted kind of to fit all this information on a page.

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MS. WRIGHT: Okay.

MR. KERN: Now, we have two things to review. Okay. Anything else on that topic? Then we are ready to move on to the DTSC participation guidance.

MS. BEST: I'm going to stand up. I think you can hear me better. Can you hear me okay? Okay.

Mark asked if I could give you a presentation on public participation and what our program is about and since this RAB has been in existence for a while and you have all experienced public comment periods and fact sheets and community relations plans and I feel you are very knowledgeable.

I thought I would give you just a little bit of history and then we will go into some new legislation which was the reinstatement of Chapter 6.8 of the California Health & Safety Code and that was accomplished through Senate Bill 47.

So, to begin, I'm just going to run through it this way. I haven't rehearsed.

As you can see, our mission statement is not to do public relations work. Quite often, the community thinks that's what we are about.

We are not out there to persuade anybody to buy into a certain remedy. We are really out there to gather



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technical milestone for, say, a year, you wouldn't have a PPS working on your project.

Our other funding is the toxic substance in pro account called "TOSCA". That's money given by the state to this department, specifically for the site mitigation program.

It is for non-reimbursable cleanups and it is also where we get our administrative money from and that money is used to place on grants and, by the way, of those twenty-eight positions, we have some people in Glendale, a few in Cypress.

We have Berkeley. We have Rancho Cordova. Those are all our regional offices and then we have the headquarters unit. That's the unit I work in.

We help out statewide in our unit. If there is a resource problem in Glendale, I have several permits from the Southern California branch because we have run out of people and so headquarters will go in and pick up those projects.

We also take some of the high profile projects. We also are responsible in headquarters for developing policies and for keeping the public participation policy and guidance manual current.

We are revising that document and, hopefully, it will be out next year, 2000.

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chiefs on issues of community concern and involvement.

Because of that one function, for us to go into a meeting and to tell the seniors that, you know, perhaps that remedy that they are talking about won't be fully accepted by that community because we have been out there.

We have talked to people. We know what their concerns are and that remedy maybe isn't what the community wants.

That's what the branch chiefs need to hear from us, and we have a separate chain of command, so that we don't report directly to the programs and that helps us a lot because we can be more autonomous and, if we do have a disagreement with the community, then that is okay. We know we can raise it up in our chain of command, also.

Also critical is public participation issues. If I were told, you know, that two hundred people were going to appear at the Berkeley office which happens, I would elevate that issue right there.

I would make sure the director was aware. I would make sure our public information Officer was ready for the press calls.

That's a real important role and you have to pay close attention, pay very close attention, doing that very well.

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appropriate to make sure that community outreach program is effective and for the NCP and public participation get busy.

With that goes, we want them is to comply with all the policies that DTSC has established and Public Participation Policy and Guidance Manual.

We make that manual available to anyone. I'm happy to copy extras of it and pass it out even though we actually have to sell the manual, I'm embarrassed to say that, for about \$20 right now because the state is low on funding for that type of thing.

Next slide? And this goes into the State Super Fund re-authorization.

In your packet that I passed out are two fact sheets. They are actually drafts but I was able to give you them tonight about special projects.

This is all about Senate Bill 47 which is the re-enactment of the Super Fund law and it's quite broad for public participation.

We have more now in law so that we don't have to just suggest what makes common sense to an RP.

So, hopefully, you know, they will pay attention to everything in that book

. We will make them aware if they don't.

It expands public participation by requiring the

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That one is really not an exact example of how this actually works but, nevertheless, it will be our first one. So, it is a good one to learn from.

Part of that \$400,000 is supposed to help with CAGS and we are just not sure how much of it really we are going to see.

What this law does is actually put into law the fact that you have to conduct a community baseline survey.

That's something that we want to do all the time but, instead of having to have the RP to do it or to try and persuade them to do it or to pay for us to do it, it is now involved.

So, you can't really work in a community -- you don't know what the issues are unless you conduct a survey. You send out literature, talk to people and find out what's going on.

The first thing the RP tells me is there is no interest in the sites. That's like that building has been closed down for years, there is no interest.

Well, of course, there is no interest. The community maybe doesn't know that it is there. It could be anything. So, until you inform people, you have no way of knowing what the interests are.

So, for me, as DTSC and a public participation

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So, I think that gives me a little bit more hammer of having an RP that wants to issue maybe one fact sheet and that's it because you do run into that a lot.

Finally, I guess the way I would sum up this whole bill is to say that it warrants -- directs us to have early and continuous public participation.

So, I think it will be a big help. I think it is going to be interesting.

It is further described in sections quoted as to where you can find each of these requirements in the bill in this fact sheet.

So, I thought that would be very useful for you to have. You can look it over.

Also, I gave you the site mitigation fact sheet, too. It talks a little bit about how the site effect site mitigation.

Also, in the handout, I put the DTSC people so you can see or separate chain of command. I'm way down here, somewhere in that bottom box down there, and this chart -- I know many of you served here, a lot of the facilities do.

So, it kind of compares searchables, removal requirements with the DTSC, work removal requirements and the RAB requirements, also.

Okay. If you have any questions, I will be happy

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participations that were in some sense advisory -- maybe not advisory, maybe only commentary but we often and some of the committees have RAB, have been advisory and their advice has actually been accepted.

MS. BEST: Exactly.

MR. BERMAN: So, wouldn't this be an example of a funding and existing --

MS. BEST: Right, but these are federal forums.

So, the state came out with what are called CAGS. Actually, it is Senator Major's (phonetics) bill. So, I don't know who he talked to, but I think he met with several advisory groups.

RABS are only on federal facilities. You don't find them on private party environments and these could apply, the CAGS could apply to, like, oh, a mid-way building which is, you know, very a contentious project. So, a lot of issues with that.

We have several projects that are like that where, perhaps, you know, forming a community advisory is there to help that community but I would imagine that a likely structure would be similar to a RAB.

There just isn't any laws written for them yet. We will probably go for some hybrid of that or something, I hope.

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little about that.

Henry was my Project Manager. I worked with him on the ROB environmental in the East Bay.

A permit process for us requires that the public participation plan be identified as a high interest permit and that, at that time, you know, we go out at the beginning where the permit application comes in and our public participation work finding out how concerned the community is with that facility there.

Then, we have to wait for quite a while until the permit goes out. In between that time, we may conduct some work. It depends.

The whole public participation effort is tied to technical milestones. So, the permit is tied to because maybe two or three years prior to the permit coming out and, in between that time, nothing much is going on and it is hard for us to go back into that community and say, "well, we are safe to get the permit" but that's the reality of the situation.

We may issue fact sheets on an annual basis which is what I have asked for my projects just to keep them up-to-date. Where are we, you know? Where are we in that permit process? It is a long arduous process.

MS. BEST: One comment period and a comment period

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an integrated schedule because it contains all the components such as CERCLA, petroleum, RCRA and other remedial activities that are planned to be conducted at the Presidio.

Those schedules also have been presented at different time frames, based on initial meetings with the regulatory agency, with the Park Service, with the Trust and some briefings that we did have with the Restoration Advisory Board.

A lot of the coming months schedules are based upon the requirements of the different memorandums of agreement that we have with the Department of the Army and the Regional Park Service.

As part of those agreements, we are required to have a Master Integrated Schedule which will be updated on a quarterly basis and it will be reviewed actually every month -- at times even before that.

What we have tried to do is at this presentation on the 21st will be the initial presentation of this schedule and then, in between this meeting and the next quarterly meeting with all the different stakeholders, we will be taking comments from the various stakeholders on the schedule itself, and then we will be having probably meetings sometime in between that, bi-monthly meetings that we have started scheduling with the regulatory agencies in which the RAB



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Thank you.

MR. KERN: Any questions? Sam?

MR. BERMAN: You mentioned stakeholders many times and I think some cases, they are reuse plans and or not and you don't know who your stakeholders might be in a sense or have I misunderstood?

MS. REACKHOF: I guess the stakeholders are the Community Advisory Board, the Community Regional Park Service and all the people you probably see here today are all part of the plan here at the Presidio.

MR. BERMAN: But we don't consider those in the future to be reused somehow?

MS. REACKHOF: The future use is always taken into consideration through the GMPA.

MR. BERMAN: I guess I'm imagining that there are people that will eventually be in the Presidio that are not here at the present time and they may participate in some sense and they will be used.

So, presumably, there are some kind of considerations in your plan for making changes, depending upon how -- what the specifics end up being.

MS. REACKHOF: Well, hopefully, all of these components will work their way through the feasibility study and the public participation process as we move forward and

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program and you define how you can set it up just like any type of premivera program that you can put all the innovations in.

You have to, obviously, you know, make changes by hand. You know, that needs to be done but there are also connected so that you have a predecessor and accessories and, as one thing moves, the other will show what kind of activity will be, you know, changed based upon one change in the schedule.

So, it is a very interactive program. Yes, all of the components are needed.

MR. MC KLEROY: So, will that be the basis of an announcement of the RAB meetings, presumably? Because so it is a changed program.

MS. REACKHOF: Right.

What we are doing right now, I sent some information actually just recently based on the meetings that we had on the 21st where we have the opportunity to review the type of capabilities and the schedule itself and we had some reports that you can actually get them and there is actually quite a few abilities based on that program.

MR. MC KLEROY: It is going to be available?

MS. REACKHOF: Yes, and also members of the RAB who attended the meeting did get something else but I also

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of Mason Street and we are facilitating that for the GGNPA.

If you recall from that presentation, I discussed two phases of the work, first for removal of the contaminated wells and the subsequent backfills with the oxygenate compound.

Also, there was a sort of a separate part of that first phase which we were to install the monitoring wells.

Phase Two which will occur in the spring, if you recall, when the water table rises after the spring rains, we are going to be injecting ORC through the bore holes and Tracy had mentioned a few moments ago whether it is possible to have RAB members see that work and I would be very excited to actually have some of you come down and see that actual work.

So, we will keep you updated on that as to when it progresses. Also, the never ending saga of the feasibility study.

We are getting closer. We have selected a short list. We had thirteen submittals and we have six firms on the short list.

We will be reviewing the firms on November 22nd and the 23rd in the Trust offices and, from that stage, we will move forward with potential additional sources for cost negotiations.

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would be most efficient to have one firm complete the work.

MR. BERMAN: It might be efficient momentarily but you might get quite -- it is possible you can get quite different views if you had two firms and each knew that they were competing.

I mean, this kind of competition in this area has been used extensively in -- by the Defense Department and other -- other government bodies when they are concerned about the possibility of viewpoints that are technical -- these are not political viewpoints but technical decisions which are complex and sometimes fall in one line of thought somehow advanced than another and they both can be viewed more carefully after the work has been done and developed.

But you have made -- I mean, clearly, this decision has been made already to only chose one. So, I'm not sure my remarks are any more than a passing fancy but,....

MS. REACKHOF: I guess I can answer this.

This is specifically for only one document. This is now a feasibility study that we are all now going to be working on.

There will be potential for other, you know, contractors that other people will come back again to aid in the new firms at the Trust but this is specific for one document and I think that we might have one team on board to

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MS. REACKHOF: Architecture and Engineering.

MR. KERN: Thank you. Okay.

We are kind of getting down near the end to our new business.

I do want to alert certain members of the selection committee that we have someone here tonight perhaps a candidate tonight who can stay after, any RAB members, especially with a surround her and all asking questions simultaneously, just kidding.

Any new business? Any action items that I have missed?

As far as agenda items go for next time, I think the RAB Charter -- Julian, do you think we are going to have some report at the next meeting, perhaps?

MR. HULTGREN: I think -- I'm very hopeful that at least we will have our final draft of the proposed Charter also at that time.

MR. KERN: Okay.

MR. HULTGREN: I don't know if we will be ready for a vote. It just depends on what we get out for the reviews.

MR. KERN: Okay.

We might, if we get these groups organized in the next few weeks, we might have some initial updates from the committee work groups, just where they are. They have met

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time which I think unless there is any objection, if people have any other ideas about let's have it, the usual meeting night, second Tuesday in the December, should we have it an hour early? Would that, say, 6:00 o'clock?

MR. BERMAN: Well, what time does the party start?

MR. KERN: I don't think anybody knows.

MR. YOUNGKIN 5:00 o'clock.

MR. KERN: 5:00 o'clock.

So, people could go for an hour and drink a lot and then come to the meeting. It will be a nice meeting. Okay.

So, that's really our choice. So,....

MS. REACKHOF: Can't it be at the Trust office?

MR. KERN: Yes.

MS. REACKHOF: No. I'm just saying the Golden Gate Club will actually be nice.

MR. KERN: So, 6:00, is that it? Yes, 6:00 o'clock?

How many people could not make 6:00 o'clock? Could not make it? So, how many people could make the meeting? Okay. Looks like we have a meeting. Next ?

MS. WRIGHT: Why not discuss why not stick with the time we could have --

MR. KERN: I was just perhaps reading too much into the people wanting to be at the party.

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time, too. So, I don't know.

MS. WRIGHT: Maybe -- well, maybe the other thing....

MS. REACKHOF: And I'm not even sure that this room will be available because we have it the second Tuesday.

MS. WRIGHT: And it sounds like Chris is not available on that meeting.

MR. NELSON: I won't be here the 7th.

MS. WRIGHT: Okay. So, that takes care of that.

MR. NELSON: I mean, you have the space available here.

MR. KERN: Sam? Sam and then Julian.

MR. BERMAN: There is the alternative of instead of moving it forward a week, moving it later a week.

I don't know whether it interferes with business arrangements but that's also a possibility and then there is also the possibility of just keeping it that week but moving it one day -- shifting it one day so that it doesn't interfere with the activity.

MR. KERN: That particular option, moving it a day can be very bad because people have other meetings they have to go to. Let me get Julian and back to Julie.

MR. HULTGREN: It is a question.

Who are the people who are going to this party will

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I would throw out if the committees get together and they would like to have some participation, if it were available from the Trust or the Park Service folks, we made a request for just throw it that way, there might be some possibility, just kind of thought of it. It might be helpful to sort of organizing this whole thing.

Okay. Julie?

MS. CHEEVER: Just a couple of administrative things.

One is that our membership selection committee meeting with our candidates, we appreciate having our candidates having come tonight.

So, could we perhaps have that before we have the working groups leave right now?

MR. KERN: That's a great suggestion.

If we could take, like, a five to -- it is about our break time anyway. If we could take a five-to-ten-minute break and that would be the time when the selection committee could meet with the candidates and then and, by the way, the candidates name is Cathryn Hunt. She is sitting here.

MS. CHEEVER: Our other candidate is Richard Best. Is he here?

MR. KERN: Is that you? Ina, very good.

So, and then after that ten-minute break, we will



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It's a fairly important opportunity for people to go through a seminar like session about what the new laws are, you know, meet various people from the agencies and see how they apply, not just the military sites and other sites and hobnob with a lot of people who regulate the policies and make the amendments.

It is not, generally speaking, a public event but we have been having as good success over the last several years of getting the public into the event.

So, if you would like to talk more about it, just like me know.

MS. WINSHIP: Is it possible, the date?

MS. BEST: No, registration.

MR. KERN: Thank you.

So, for those of you that did come in late and didn't really know what I was talking about earlier about dividing into groups, that has to do with the feasibility study work groups.

So, if you come back after the break, we will organize then into those groups.

Do I see any other comments or announcements?  
Then, we are adjourned and we will meet back in the committees after we take our break.

Thank you.

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15 GOLDEN GATE CLUB, PRESIDIO

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17 PRESIDIO RESTORATION ADVISORY BOARD MEETING

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19 TUESDAY, DECEMBER 14, 1999

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A P P E A R A N C E S

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19 RAB MEMBERS:

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21 Sam Berman

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23 Edward Callanan

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25 Julia Cheever

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27 Henry Chui, DTSC

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29 Matt Fottler

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31 Julian Hultgren

32

33 Doug Kern

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35 Andrew Lolli

36

37 Jan Monaghan

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39 Peter O'Hara

40

41 Sharron Reackhof, Presidio Trust

42

43 Ravi Subramanian

44

45 Brian Ullensvang, NPS

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47 Claudia Villacorta, RWQCB

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49 Joanne Chow Winship

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51 Mark Youngkin

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17 Ina Shlez, Presidio Trust

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19 Albert Chan, Presidio Trust

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21 Kathryn Hyde

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23 Neil Morgan Butcher, Tetra Tech EMI

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25 Stephen Farley

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27 Carol Prince, GGNPA

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MR. KERN: Should we get started?



13           We should, particularly for those who have voted on  
14  
15 starting the meeting who are not here.

16  
17           Welcome everyone and thanks for coming out tonight  
18  
19 during this holiday period and for all the sacrifices that  
20  
21 everybody is making to be here this hour.

22  
23           This is the regularly scheduled meeting of the  
24  
25 Presidio Advisory Board and I would like to -- I see  
26  
27 everybody here that I recognize except one new participant.

28  
29           Perhaps you might introduce yourself?

30

31           MR. CHAN:       Oh, sure.

32

33           Hi. My name is Albert Chan. I'm a contract  
34  
35 Officer for the Presidio Trust. I started in July working on  
36  
37 the environmental contracts.

38

39           MR. KERN:       Thanks, Albert. Welcome to the  
40  
41 meeting tonight.

42

43           Does everybody have an agenda? We didn't make you

44

45 go fi fteen mi nutes.

46

47 MR. CHAN: Thank you.

48

49 MR. KERN: Good.

50

51 Any changes or modi fi cations to the agenda?

52

53 MS. MONAGHAN: The membershi p commi ttee i s not

54

55 goi ng to vote toni ght.

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11 MR. KERN: Good. So, I tem 3B i s not going to

12

13 report, okay.

14

15 Anythi ng el se for the agenda? Commi ttee report?

16

17 Planning committee? Mark, how are you doing? Mark is not  
18  
19 here.

20

21 So, we will have to defer that item until perhaps  
22  
23 Mark's arrival.

24

25 Let us move on to item 4-A and that would be Carol  
26  
27 Prince for Crissy Field.

28

29 MS. PRINCE: Thank you.

30

31 MR. KERN: Welcome to the meeting.

32

33 MS. SPEAKER: I'm Carol Prince and I've

34

35 committed to give you a very brief update. I know that we  
36  
37 are going to have a brief meeting tonight.

38

39 First of all, I would like to start by saying that  
40  
41 we have been actively working at Crissy Field and we plan to  
42  
43 be finished at the end of the Summer of next year and I have  
44  
45 to admit and say happily that if it weren't for a lot of the  
46  
47 people in this room, we probably still wouldn't have started

48

49 yet.

50

51 We just can't thank this group enough for its help

52

53 in getting the cleanup moving so that we could begin the

54

55 restoration project. So, it is a real pleasure to speak to

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11 you.

12

13 I'm going to be very brief. I have a lot of slides

14

15 but I talk very fast.

16

17 Let me just get to the first slide and then have

18

19 you kind of arrange yourself so that you can see.

20

21           If I stand here, can you hear me over the sound of  
22  
23 the projector? Okay.

24  
25           As you know, this is our friend, Crissy Field, one  
26  
27 hundred acres of the most beautiful shoreline in San  
28  
29 Francisco that several years ago was just an abandoned  
30  
31 industrial yard and Army barracks site.

32  
33           There was certainly nothing attractive about Crissy  
34  
35 Field. It was covered with asphalt and concrete.

36  
37           However, once the Army's cleanup was completed, we  
38  
39 began working at the east beach and I'm going to take you  
40  
41 through the project beginning at the east to the west.

42  
43           This is the east beach area (indicating slides)  
44  
45 near the Marina entrance in which we planted some hundred and  
46  
47 four Monterey Cypress trees.

48  
49           They were planted in straight lines. Many many  
50  
51 people asked why and that was a deliberate choice just as the

52

53 trees of the Presidio forest that are also planted in

54

55 straight lines.

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11 Crissy Field is being re-planted with seventy

12

13 species of native plants. Only native plants will be used

14

15 there.

16

17 The Parks Association began building nurseries to

18

19 grow the plants -- most of which were not grown

20

21 commercially -- began to build nurseries about three years

22

23 ago.

24

25           So, we have been growing the plants and  
26  
27   coordinating the out-planting of them.

28  
29           At east beach, the parking area will be future  
30  
31   parking. Instead of having a huge asphalt parking lot, there  
32  
33   will be parking for four hundred cars, total.

34  
35           We have to date planted a hundred and thirty  
36  
37   thousand plugs of salt grass which is a native grass that  
38  
39   will take root and we will open this area in the early Spring  
40  
41   so that it is ready for the board sailing season.

42  
43           We went to work along the shoreline. We removed  
44  
45   fifteen thousand tons of rubble from the shore and buried  
46  
47   countless other tons, both to be stabilized for the beach and  
48  
49   to keep within our goal of keeping the project soils neutral.

50  
51           It was a joy this Autumn to go down on there on  
52  
53   those few warm days and see families, children. It was  
54  
55   wonderful. It is like looking at the Riviera on those warm

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11 days.

12

13 So, this is the way east beach currently looks.

14

15 MR. BERMAN: Except you couldn't go swimming.

16

17 MS. PRINCE: No, but there were children

18

19 running in the water and they acted like it is warm but I

20

21 don't know. Those little skinny legs don't seem to feel the

22

23 cold.

24

25 Another part of the Crissy Field is the Golden Gate

26

27 promenade and it looked like this for a great deal of the

28



29 year.

30

31 Now, it is essentially complete at seven thousand

32

33 feet that runs along the shoreline.

34

35 The surface of it is a rock that is mined in the

36

37 Santa Cruz mountains in Felton. It is called "Felton Gold".

38

39 It is mined with a natural adhesive of pine resin laid down

40

41 like asphalt and about twenty feet wide, as I say, about a

42

43 mile and a third running down Crissy Field and focusing on

44

45 the walkway is now complete all the way down to the west

46

47 bluff picnic area.

48

49 The marsh was, of course, one of the -- is one of

50

51 the highlights of the project.

52

53 We began in the east part of this year with this

54

55 crane using very new technology that has been perfected in

56

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Japan where the foundations for the bridge -- the bridge  
across the -- the promenade bridge across the marsh inlet was  
actually injected into the soil rather than digging down,  
trying to build form where the water table was so high.

This starts by injecting the concrete into the soil  
and works its way up.

We have had about ten retired engineers that have  
spent the entire last year standing along the chain linked  
fences watching this project. It has been an equipment  
lovers dream, not nightmare. It has been a nightmare  
sometimes.

33           One of the things that we thought could be a  
34  
35 nightmare is that we had no sooner than begun digging when we  
36  
37 found a shell midden which was the remnants from shell fish  
38  
39 that were collected by the native Americans, processed at the  
40  
41 shoreline, cooked there and then they simply discarded the  
42  
43 shells.

44  
45           This is an area that is very important to the  
46  
47 native Americans. So, we delayed the project. We redesigned  
48  
49 the eastern edge of the marsh to I think at about area that  
50  
51 projects the shell midden.

52  
53           It is left intact at the request of the native  
54  
55 Indians and the archeologists works with them and it will be

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protected by a combination of soil and some plants and it  
will not be invaded by the marsh.

This gentleman that you see on the far left is one  
of the Native American monitors that worked with us on the  
project.

No sooner than we dealt with the prehistoric shell  
midden than the Park Service began to turn up way more  
military items than they had suspected but the Presidio was  
very adapt at dumping all of their garbage down at Crissy  
Field and it began to yield a lot of things that were very  
important to the home of the Presidio and so the project  
again went into -- we didn't really delay, but we started  
working in other areas while the National Park Service

37 brought in sixty to seventy archeologists from all over the  
38  
39 Western U.S., graduate students and archeologists and the  
40  
41 Park Service who worked on a dig down there to preserve many  
42  
43 of the artifacts that were found.  
44

45           Then joy of joy last month, we had a celebration  
46  
47 gathered together. The Native Americans came from all over  
48  
49 California, the Ohlone and other Native American people. You  
50  
51 should have seen some of the children out dancing.  
52

53           They danced all night at Crissy Field. They had a  
54  
55 sweat lodge and chanted. They performed special dances to  
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11 welcome the waters back to Crissy Field and with great ado

12

13 braved the most theatrical heavy equipment operator I'm sure

14

15 in the United States, took a few great buckets of soil out

16

17 and the marsh filled in.

18

19           Actually, it was a very emotional moment for

20

21 everybody there, a wonderful day, and so the marsh is now

22

23 open to the bay, rises and falls with the tides and the marsh

24

25 performed very well.

26

27           There has been some change in the canal but we are

28

29 expecting that will change again as soon as we have a major

30

31 storm and some high waves. It is the twenty acre tidal

32

33 marsh.

34

35           As I mentioned, Crissy Field is going to be planted

36

37 with seventy-three species of native plants, all of which

38

39 with the exception of the hundred and thirty thousand salt

40

41 grass plugs you saw are being planted by volunteers.

42

43 We have already had thirty thousand hours put into

44

45 Crissy Field by the Conservation Corps. We have had them

46

47 there for three years as part of the Crissy Field project.

48

49 Twenty Conservation Corps members have been there each year

50

51 for three years working on Crissy Field weeding and planting.

52

53 They have been joined by a group of senior students

54

55 from Galileo High School. In addition to that, we have had

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11 two thousand hours of individuals come down and plant at

12

13 Crissy Field to begin these dune restorations and this is an  
14  
15 area above the tidal marsh. You can just see the edge there.

16  
17           The two thousand hours are before we even began  
18  
19 this planting season. We have already put in about twelve  
20  
21 thousand new plants in the last six weeks. If you want to  
22  
23 join in every Saturday, you can go to Crissy Field and help  
24  
25 plant.

26  
27           These plants were planted early in 1999 and, by May  
28  
29 and June, they were in spectacular bloom. These are all  
30  
31 native plants and they are just stunning looking.

32  
33           This is part of the old helicopter pad and the  
34  
35 airfield of Crissy Field is where we are now working.

36  
37           As I said, we have mostly completed the east beach,  
38  
39 the tidal marsh. We have a lot more planting to do but we  
40  
41 are now working on the airfield and this is what it looks  
42  
43 like right now.

44



45           We have moved a lot of soil down there and are  
46  
47   shaping the historic airfield which is twenty-nine acres. If  
48  
49   you haven't driven on Mason Street in the last two weeks, it  
50  
51   used to be a straight shoot down by the Commissary.

52  
53           It now curves out around the Crissy Field project  
54  
55   to recreate the historic airfield and this is what the

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11   airfield will look like when it is completed.

12

13           We hope to sow the seed here. There will be a

14

15   mixture of native grass and the area will essentially be

16

17 similar to what the Marina Green is like.

18

19 It will be an open turf area for people to enjoy

20

21 what the national Park Service calls "unstructural

22

23 recreational activities".

24

25 In other words, it won't have ball fields or soccer

26

27 fields, but it will be there for people to play pick-up

28

29 games, frisbee, whatever, picnic and the other activities.

30

31 That is a major project at Crissy Field that we are now

32

33 working on, this Building 603.

34

35 It was formerly the Army's photo lab and it is the

36

37 only part of the Crissy Field project that is south of Mason

38

39 Street.

40

41 The Park Service and the Presidio Trust have

42

43 negotiated with us that this one building is part of the

44

45 Crissy Field project.

46

47 It will be an education and community center. We

48

49 have had staff working on the programing, getting the  
50  
51 communi ty involved already for two and-a-half years.

52  
53 The entire first floor is now gutted. It was  
54  
55 cleaned up of all hazardous substance. The entire first

56  
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10

11 floor is now gutted and an old shed that was an old building  
12  
13 on this side was removed so that this glassed-in area can be  
14  
15 built and, as you see, also another part of the Crissy Field  
16  
17 project.

18

19 There will be a two-way dedicated bike path along

20

21 Mason Street with a running path adjacent to it -- a running  
22  
23 and walking promenade also, so that we keep the bikers  
24  
25 separated from the walkers. There is a lot of commute  
26  
27 bicycles down there.

28  
29 So, I think that is about it. I tried to be quick  
30  
31 and, if anyone has any questions, I would be happy to answer  
32  
33 them and I brought the latest copies of our Crissy Field  
34  
35 restoration newsletter with me.

36  
37 So, be sure to take one home with you.

38  
39 MS. CHEEVER: I think the sand dunes are  
40  
41 beautiful.

42  
43 I was just wondering are they going to be fenced  
44  
45 off indefinitely?

46  
47 MS. PRINCE: Right.

48  
49 That is a really good question. They were  
50  
51 originally built with posts and fence but we found that the

52

53 dogs found them irresistible.

54

55 So, until it is established, we have also put a

56

57

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11 mesh in there to help keep the dogs out and right now we are

12

13 not finished.

14

15 Our goal is to fence as little as possible but we

16

17 have to also be practical and try to protect the dogs.

18

19 So, the natural resource people in the park will be

20

21 looking at the dunes over the next year and deciding how they

22

23 do, frankly.

24

25 MR. BERMAN: When are you expecting the  
26  
27 completion of the airfield?

28  
29 MS. PRINCE: The airfield should be ready to  
30  
31 seed in March and then it will grow. It will take it a while  
32  
33 to get the turf established.

34  
35 We are planning on opening the entire project  
36  
37 probably in September, having a series of opening festivals  
38  
39 and things.

40  
41 The education center that you saw in the slide may  
42  
43 not open until October, November. It will probably come two  
44  
45 months behind that but we are looking at the very early Fall  
46  
47 of the completion of this project.

48  
49 MR. SUBRAMANIAN: There will be some rest rooms  
50  
51 or showers in some of that, am I wrong?

52  
53 MS. PRINCE: Absolutely, and in the interest of  
54  
55 being quick, I didn't bring a slide of that.

56

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11 There will be extensive bathrooms at the beach.

12

13 The construction actually was supposed to start this week.

14

15 Glenn Angel had to have emergency back surgery, so

16

17 it slowed it down a bit but there will be a large public rest

18

19 room at the east beach.

20

21 They are putting in an outdoor cold water shower

22

23 area for the Board sailors and the Park Service to use but

24

25 the other building at the other end is by the picnic area.

26

27 There is a bathroom facility down there.

28

29 MR. KERN: Any questions? Thank you.

30

31 MS. PRINCE: Great.

32

33 Thank you for your support. Come to Crissy Field.

34

35 MR. KERN: For those of you that arrived since

36

37 we began, we have moved obviously into item 4-A on the agenda

38

39 and perhaps we would recycle back to Item 3-A since I saw

40

41 Mark is here and the planning committee report.

42

43 MR. YOUNGKIN: Sorry. I don't attend that.

44

45 MR. KERN: So, you will not be able to report.

46

47 Anyone that was attending, would you care to make a

48

49 report? Well, I was at the meeting. So, I could discuss it

50

51 briefly.

52

53 One of the areas that we talked a little bit about

54

55 was the working groups and trying to get those. I know that

56

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11 the Tennessee Hallow group met after the meeting and began

12

13 working a little bit further on that project.

14

15 Anybody else that was there? I'm trying to think

16

17 of --

18

19 MS. CHEEVER: I can tell you who was there.

20

21 Ellie, Ravi, Matt, Bruce, Doug, Brian, Sharron,

22

23 Tracy and Catherine.

24

25 MR. KERN: So, Ravi, maybe you would like to

26

27 give an updated report?

28

29 MS. SHLEZ: Please speak up today because we

30

31 don't have our microphones but we do have our

32

33 transcrip ti on i st.

34

35 MR. KERN: Okay, thank you.

36

37 MR. SUBRAMANI AN: What memory I have left...

38

39 We di scussed the Charter.

40

41 MR. KERN: Ri ght.

42

43 MR. SUBRAMANI AN: And there were a few

44

45 revisions to the Charter, nothing too maj or, and agreed that

46

47 the final draft will be handed out today and it will be voted

48

49 on at the next meeting.

50

51 So, that is one maj or deci sion and the others were

52

53 parcel ing out the information together in the two groups and

54

55 the work groups talked about it amongst themsel ves. At least

56

57

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10

11 we had almost full participation in my work group and that's

12

13 where we....

14

15

MR. KERN: Sounds good.

16

17

MR. SUBRAMANIAN: I think we got an update

18

19 about those huge ten thousand gallon tanks which were

20

21 removed. Sharron?

22

23

MR. ULLENSVANG: Building 38.

24

25

MR. SUBRAMANIAN: Building 38, that's right,

26

27 and that was it, as far as I remember.

28

29

MR. KERN: Okay. Very good. Sorry to put you

30

31 on the spot.

32

33

Item 3-B, we said that we didn't have anything to

34

35 vote on tonight but I did want to point out and reintroduce

36

37 Catherine Hyde, a prospective member to the group, and she  
38  
39 has submitted an application to the membership committee and  
40  
41 I suspect the committee will come back in January with some  
42  
43 recommendation.

44

45 We left that for a vote. So, we will come again.

46

47 Thank you for coming tonight.

48

49 We are ready to move on to item 4, the RAB Bylaws  
50  
51 and Charter update.

52

53 Julian?

54

55 MR. HULTGREN: Okay.

56

57

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11 I'll keep it fairly short and, first, I'm not too

12

13 sure where the file copy stands at this point. It is

14

15 apparently not ready to be handed out tonight. Oh, it is?

16

17 MR. KERN: I think it is over on the table for

18

19 people.

20

21 MS. SHLEZ: If you haven't gotten those, let me

22

23 know.

24

25 MR. HULTGREN: Okay, that's good.

26

27 This is the almost final copy of the work of the

28

29 rules committee which has taken us several months and I think

30

31 at least five or six meetings and I think eventually anew

32

33 draft.

34

35 I have sort of lost track now but it has also been

36

37 reviewed by the Trust and, as Ravi mentioned, we discussed it

38

39 at the last planning committee meeting and discussed it with

40

41 the Trust in particular at that time, made a few changes  
42  
43 which were not hard to compromise on.

44  
45 Those changes have now been incorporated and I  
46  
47 think the intention is to submit this for discussion and a  
48  
49 vote at the January meeting of the RAB.

50  
51 Just briefly, this is intended to reflect the  
52  
53 transfer of the cleanup obligation from the Army to the Trust  
54  
55 and that was the first reason for doing this because the old  
56

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11 Charter and Bylaws was framed with the Army being the  
12  
13 responsible partner.

14

15           We also have tried to clarify some of the

16

17 provisions. We felt some of them were either unclear or

18

19 incomplete and we really didn't intend to make any radical

20

21 changes but we found that it was necessary sometimes to

22

23 exercise some original drafting, I guess, because the

24

25 language in the former Charter and Bylaws was sometimes

26

27 unclear and we had to try to devise what we thought would

28

29 work best.

30

31           We did add some provisions, I believe, which we

32

33 thought were needed and I think these are examples.

34

35           One is we added some additional duties both on the

36

37 part of the Trust and on the part of the community RAB

38

39 members.

40

41           We fleshed out, I think, or supplemented the member

42

43 selection process and did the same with the attendance rights

44

45 and termination procedures for members who do not attend on a  
46  
47 regular basis and I hope we never need it but we provided for  
48  
49 the recall of the community co-chair if that should ever  
50  
51 become possible.

52  
53 I think this is then final, at least in the eyes of  
54  
55 the rules committee, with one I believe exception that I

56  
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10  
11 found out about.

12  
13 We are a little concerned, at least some of us are,  
14  
15 and I think all of us with provisions for -- for leave of  
16  
17 absence, granting leave of absence to committee members and I



18

19 think we are going to be doing some -- we do provide for a

20

21 procedure for doing that and I think we are going to be doing

22

23 perhaps some more discussion on it because we have run into a

24

25 glitch, essentially.

26

27 The glitch is if there are three members who are on

28

29 leave of absence, what does that do to the quorum requirement

30

31 which is phrased in a more or less a percentage of community

32

33 members?

34

35 We don't want to get to the point where it is

36

37 impossible to generate a quorum because people are on leave

38

39 of absence and that's very superficial but that's one thing I

40

41 think we do need to work on between now and January and we

42

43 will undoubtedly come up with some amendment to the language

44

45 that we will present at that time as an amendment or addition

46

47 to what's in here.

48

49           So, I would request that everyone review this more  
50  
51 or less complete draft and try to do so if you could in -- by  
52  
53 comparing it with instances, anyway, with the previous  
54  
55 Charter and Bylaws which will kind of maybe throw some light  
56  
57

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11 on what we have tried to do here and also give you an  
12  
13 opportunity to see whether we have been fairly true with what  
14  
15 we thought our purpose was which was not to really change  
16  
17 things except for the better.

18

19           Anyway, we would intend to present it for

20

21 discussion and for a vote at the next meeting and, at that

22

23 time, we certainly invite questions and discussion from all

24

25 the members regarding what they have come up with when they

26

27 have reviewed it.

28

29 If the committee members have any additional

30

31 comments, I think it would be appropriate to mention it.

32

33 Otherwise, that is about it.

34

35 MR. KERN: Okay.

36

37 MR. HULTGREN: Unless there are questions.

38

39 MR. BERMAN: You mentioned, Julian, that the

40

41 Trust has reviewed this.

42

43 Did you get any comments back from the Trust?

44

45 MR. HULTGREN: We did get comments, really very

46

47 few. I think there are four ... Probably three or four

48

49 comments.

50

51 Wait a minute. No, I'm sorry. We got a marked-up

52

53 copy from the Trust and there were a lot of little things

54

55 that had been marked up.

56

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11 In the committee reviewing those small comments, we

12

13 only came up with about four that created any kind of a

14

15 problem between us and the Trust.

16

17 MS. REACKHOF: Or we were requesting

18

19 clarification on the comments.

20

21 So, then we provided input about what were the

22

23 specific regulations or citations that we had requested and I

24

25 think it was the Anti-defamation Act and things like that.

26

27 MR. BERMAN: Anti-deficiency Act.

28

29 MR. HULTGREN: Anti-deficiency Act, yeah.

30

31 We weren't certain what that was. So that was one

32

33 of the four things I believe that we said we needed to

34

35 discuss and those were pretty well, I think, discussed at the

36

37 last planning committee meeting.

38

39 So, to answer your question, there were quite a few

40

41 little comments but they only really involved four things

42

43 that were real problems. All right.

44

45 MR. BERMAN: Go ahead.

46

47 MS. CHEEVER: This is sort of a different

48

49 thought.

50

51 Julian is someone who is probably familiar with the

52

53 procedures. If we had a vote in January, what would be the

54

55 procedure for arriving at a consensus that there might be one

56

57

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11 or two changes that RAB as a whole wanted to make?

12

13 How would we do that? Do you think ... would

14

15 someone formally propose an amendment at the meeting and vote

16

17 on that?

18

19 MR. HULTGREN: I would think so.

20

21 MS. CHEEVER: And that would begin a new

22

23 package?

24

25 MR. HULTGREN: Essentially, I think there would

26

27 be a motion to accept the Charter and plus and then, if there

28

29 were any amendments to be made, if anyone felt that there was

30

31 something that should be amended, they would move for an

32

33 amendment and they would vote on that and we would either

34

35 accept the vote or reject it.

36

37 At least -- I mean, I don't purport to be an expert

38

39 in parliamentary procedure but seems to me that would be at

40

41 least the way to accomplish it.

42

43 MS. CHEEVER: Yeah.

44

45 MR. BERMAN: My other question is after the

46

47 Bylaws are passed, is it the intention to submit this to the

48

49 Trust and say this is what we think our final set of Bylaws

50

51 are and to request some formal agreement from the Trust?

52

53 Is this a procedure that or an acknowledgment that

54

55 this is acceptable?

56

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11

MR. HULTGREN: Huh-huh.

12

13

I don't think so, but I think it really -- the

14

15

operative would be a vote by the -- let's see, we would

16

17

probably go to what is put into the new Bylaws regarding the

18

19

procedure for voting on Bylaws because I don't believe there

20

21

is anything that definitive in the existing Bylaws.

22

23

In other words, the existing Bylaws really don't

24

25

have any very definitive provision as far as I can recall for

26

27

what happens or how Bylaws are to be enacted and verified and

28

29

so forth.

30

31

Essentially, I think it is a matter of a vote of

32

33

the RAB, and I think it is a vote of the community members of



34

35 the RAB.

36

37 Isn't that basically --

38

39 MR. KERN: I think it is the whole RAB,

40

41 actually.

42

43 MR. HULTGREN: The whole RAB.

44

45 MR. KERN: And another part of your question, we

46

47 did spend some time with the Trust representatives to make

48

49 sure that it was a document that they felt comfortable with

50

51 and I think I'm confident to say that they can live with

52

53 this.

54

55 MR. BERMAN: Yes, I understand that, but I was

56

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wondering whether for the record it should then be on a letter saying that they have read the material and find it is an acceptable operating set of Bylaws.

I don't know. I don't see it as a requirement but it might be since it represents a change of what existed in the past in a lot of places where the Army was specifically stated as the authority has now been replaced by the Trust.

Maybe it would be ..., I don't know. I'm not going to be bureaucratic. I'm just trying to say for the record we all know these meetings occurred and maybe for the record there ought to be something, a letter, directed from the Trust to the RAB Chairman.

MR. KERN: Well, there is another possible course from a separate letter from the Trust and that when we

38

39 have the vote and the Trust is a member of the RAB. So, they

40

41 could say no. They don't vote for it or they can say yes.

42

43 Presumably, when they vote yes, they are signing up

44

45 to it. I mean, it's -- it was much the same way with the

46

47 Army when they voted. I mean, there was never Army agrees to

48

49 this Charter.

50

51 So, any reaction from the Trust?

52

53 MS. SHLEZ: I just wanted to say that once your

54

55 Bylaws are accepted and the Charter is accepted, it will

56

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10  
11 become part of the permanent information repository that we  
12  
13 are keeping here in the Trust library.

14  
15           So, it will become, in fact, a document, a Trust  
16  
17 document that, you know, just as all of the other documents  
18  
19 that are used, it will become a part of the permanent  
20  
21 collection.

22  
23           So, it will become an official record in that way  
24  
25 and will be documented as part of the official group of  
26  
27 documents in the environmental restoration program.

28  
29           MS. REACKHOF:       Well, also, I concur with what  
30  
31 Doug said.

32  
33           I mean, obviously, we are part of the voting RAB  
34  
35 and, as a voting member, I will vote to acknowledge this  
36  
37 similar to what has been done in past Charters and what the  
38  
39 Army has done.

40  
41           I think the Trust has shown extremely good faith by

42

43 working with the RAB committee on the Bylaws and Charter.

44

45 By signing that and voting for the Charter and

46

47 Bylaws, I think it pretty much says that we are supporting

48

49 that.

50

51 MR. BERMAN: What would be signed?

52

53 MS. REACKHOF: The signatory of this.

54

55 MR. BERMAN: Oh, on the back page?

56

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11 MR. KERN: Well, this is actually not --

12

13 MS. REACKHOF: No, but we are saying that we

14

15 are, you know --

16

17 MR. KERN: That you have read it.

18

19 MS. REACKHOF: Right.

20

21 MR. HULTGREN: It is not that the Trust is

22

23 promisi ng anythi ng.

24

25 The Trust is essentially saying that these are the

26

27 Charter and Bylaws of the organi zati on --

28

29 MS. REACKHOF: Right.

30

31 MR. HULTGREN: -- and they were appropri ately

32

33 adopted by the organi zati on.

34

35 MS. REACKHOF: Yes.

36

37 MR. HULTGREN: So, there is that recogni ti on of

38

39 them.

40

41 MS. REACKHOF: Which to me is normal procedure

42

43 for most of us.

44

45 MR. BERMAN: Well, presumably, the minutes of  
Page 52

46

47 the meeting where the voting takes place could record that

48

49 the members -- the RAB that were also employees of the Trust

50

51 voted in favor of this.

52

53 At least so that there is some record of the fact

54

55 that that occurred because, I mean, the Trust members of the

56

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11 RAB could be absent and still have a quorum.

12

13 MR. KERN: Well, it could be, could be, yeah.

14

15 MR. HULTGREN: I think if you look at the last

16

17 articles of authentication, it goes part way, at least to

18

19 what you are thinking of, I believe.

20

21 MR. KERN: Anything else at this point?

22

23 MR. HULTGREN: I do have one question.

24

25 I guess it is to Ina. Will you be mailing copies

26

27 out to all of the RAB members who are not here today?

28

29 MS. SHLEZ: Certainly, I can do that.

30

31 MR. HULTGREN: Good. Thank you.

32

33 MR. BERMAN: It looks like you put a lot of

34

35 time and effort into this and it certainly goes that we will

36

37 benefit by it and appreciate it.

38

39 MR. HULTGREN: Thank you.

40

41 It was a good diligent committee and I think all of

42

43 our committee members deserve a vote of appreciation or

44

45 whatever. They were really very hard working.

46

47 MS. CHEEVER: I think it was either a five or

48

49 six, two or three-hour meeting. So, it was quite a bit over,  
Page 54



50

51 plus, you know, thinking about it in between.

52

53 MR. KERN: And, again, I want to acknowledge

54

55 the Trust and their input into it and corrections.

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11 They actually made many comments that helped to

12

13 clarify the document. So, that was much appreciated and I

14

15 also want to acknowledge Julian's Chair of the committee.

16

17 I think he kept us on track and in a reasonable way

18

19 kept us moving despite how long it seemed that this was going

20

21 to take. So, thank you.

22

23 MR. HULTGREN: Thank you.

24

25 MR. KERN: And are there any other questions or

26

27 thoughts on this?

28

29 Very good. Well, thank you. Moving on. 4-C,

30

31 field activities and feasibility study update.

32

33 MS. REACKHOF: Great. Thanks, Doug.

34

35 As the planning committee mentioned, there was a --

36

37 one of the main field activities that we did during this time

38

39 frame was removed a ten thousand gallon underground storage

40

41 tank located adjacent to Building 38 here on the Presidio.

42

43 The tank had been emptied prior by the Army. We

44

45 removed the tank and there was no soil or ground water

46

47 contamination.

48

49 There was a City and County of San Francisco

50

51 representative here overseeing the activity at that time.

52

53 So, it was a very positive tank removal process.

54

55 It was a very very large tank. So, that was one of the main

56

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11 field activities that we have done as far as the petroleum

12

13 program.

14

15 The feasibility study update, I sort of would like

16

17 to give everybody a recap of where we came from.

18

19 We issued a request for qualifications for the

20

21 feasibility study. We had a hundred and four requests for

22

23 packets for the request for qualifications.

24

25 From that, we received back thirteen qualification

26

27 packets from various firms throughout the Bay Area.

28

29 We had a selection panel with representatives from

30

31 the Park Service and the Trust who individually reviewed the

32

33 documents and we explored them based on a lot of the items

34

35 that were called out in the request for qualifications

36

37 separately and awarded points on the end to those various

38

39 firms.

40

41 From that, we came up with a short list of six

42

43 different consulting firms, different head firms that we held

44

45 oral interviews with a couple of weeks ago.

46

47 During that, we had quite a few questions based on

48

49 the qualification packages that were submitted by the

50

51 individual firms as well as we asked some hypothetical

52

53 questions of each of the firms that we were talking with and,

54

55 following those oral interviews, the selection committee came

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11 back with all of their input on the different firms that we

12

13 looked at and, based upon the overall scoring that went on

14

15 from both the qualification packets and the oral interviews,

16

17 we came up with one firm that we went into cost negotiations

18

19 with this week and we anticipate signing that contract in a

20

21 couple of weeks.

22

23 MS. CHEEVER: Before January 3rd.

24

25 MS. REACKHOF: Right, and the firm that we

26

27 selected is EKI.

28

29 So, what they will be doing in the next few weeks

30

31 or so following the contract, signing the contract is that we

32

33 will be providing them specific tasks.

34

35 It is a contract task driven contract, and they

36

37 will be preparing as one of their physical activities a work

38

39 plan and following a preparation review of that work plan,

40

41 they will be initiating presentations and start coming to

42

43 different RAB meetings and presenting and working with the

44

45 various working groups that have been formed by the RAB

46

47 members.

48

49 So, at this point, I do not anticipate that we will

50

51 have a presentation by EKI until February. So, that's the

52

53 status.

54

55 MR. BERMAN: Question.

56

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11 MS. REACKHOF: Sam?

12

13 MR. BERMAN: When you reviewed the final six,

14

15 did EKI stand out head and shoulders above the others? Or

16

17 were there some that were close? Or I mean...

18

19 MS. REACKHOF: Well, they definitely came in

20

21 with a very strong presentation and, obviously, they have a

22

23 strong knowledge of the sites.

24

25 They were very consistent in their overall approach

26

27 and they took a very positive approach moving forward and,

28

29 yes, based on all the qualification matrices that we worked

30

31 on, there was quite a difference between EKI and the next

32

33 company.

34

35 Not to say that, you know, we won't go for

36

37 potentially A and E services from other companies because, as

38

39 I say, there is a lot of very qualified consulting firms that

40

41 we definitely want to tap into to assist us with other

42

43 activities here at the Presidio and each of them bring --

44

45 seem to have some very strong components.

46

47 MS. CHEEVER: I know you are just starting up but

48

49 do you have any -- are you able to give any signs of when the

50

51 feasibility study will be completed?

52

53 MS. REACKHOF: The end of December of next year

54

55 is what the master schedule is.

56

57

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I think you all also were provided a copy of the master schedule and it shows I think around the 19th of December. Well, sometime mid to --

MR. ULLENSVANG: I think it is mid Summer for the feasibility study.

MS. REACKHOF: It was the RAP.

MS. CHEEVER: I see, the 19th. So, things are going to move reasonably well, except for the first few days in February but, after that, things will be moving very fast.

MS. REACKHOF: Correct.

Any questions? Great. That's all I have, Doug.

MR. KERN: Thank you, Sharron.

Any new business this evening?

MS. SHLEZ: I have something.

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38

39 First of all, I just wanted to remind folks, if you

40

41 haven't already given me your surveys either by faxing or

42

43 mailing or bringing them to me tonight, if you could just

44

45 drop them off at the desk here before you leave, that would

46

47 be great.

48

49 I have gotten the surveys back and wanted to thank

50

51 you for the response and the other thing is, before you leave

52

53 this evening, you will each pick up a new binder for the

54

55 coming year, a little parting gift for the year, and the idea

56

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11 of the binder is there are tabs in here for every month and  
12  
13 we are hoping that you can use it as a way to track all of  
14  
15 your Restoration Advisory Board activities, whether they are  
16  
17 agendas or transcripts or handouts or notes from your  
18  
19 committee meetings or something but, if you are anything like  
20  
21 me, your stuff is in fifty different places and fifty  
22  
23 different folders.

24  
25           So, we thought we would make it easier for every  
26  
27 one to keep track of all your things by providing you with  
28  
29 these binders.

30  
31           So, please stop by and take one and, you know, I  
32  
33 hope that you all leave with one today and I will be sure  
34  
35 that -- I know that there are a lot of folks missing tonight  
36  
37 but I will be sure to bring it to the January meeting for  
38  
39 those who weren't able to attend tonight.

40

41           MR. KERN:       Thank you.

42

43 MR. KERN: Any other new business? Jan?

44

45 Thanks.

46

47 MS. MONAGHAN: Sharron helped me prepare a RAB

48

49 task milestone schedule for 2000 for us and I have made

50

51 copies for everybody and passed it out and everybody can take

52

53 a schedule. This is what we get to do next year.

54

55 MR. KERN: Do we have anything else that we

56

57

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11 have to do tonight as far as that schedule?

12

13 MS. REACKHOF: I think there is something about

14

15 a party for Doug.

16

17 MR. KERN: A party that Doug is going to.

18

19 MS. MONAGHAN: I made three other copies of the

20

21 whole master schedule if anybody is dying to have one.

22

23 MR. KERN: Thanks for making those copies.

24

25 VOICE: Are we going to meet here?

26

27 MR. KERN: Excuse me?

28

29 VOICE: Are we going to meet here all the time?

30

31 MR. KERN: No.

32

33 This is a one-time change because there is a party

34

35 being held over at our usual meeting place tonight.

36

37 VOICE: We are going back to the old place?

38

39 MR. KERN: Back to the old place.

40

41 MS. WINSHIP: And I assume that everyone is

42

43 invited to the party, too, if you don't know about it.

44

45 MR. KERN: Perhaps you can announce that to the

46

47 whole group.

48

49 MS. WINSHIP: The superintendent of the GGNRA

50

51 is hosting a party at the Golden Gate Club.

52

53 MR. KERN: Yes.

54

55 MS. WINSHIP: That's from now until when it

56

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11 ends and there is food, refreshment, drinks, music and

12

13 everybody, I guess with the Park Service, the Trust and the

14

15 GGNRA and the PA are there and other community members.

16

17 So, everybody, I'm sure, is invited.

18

19 MR. KERN: Everybody is invited.

20

21 In fact, Greg Moore, the Executive Director for the

22

23 GGNRA made it a point to say, "well, invite everybody over

24

25 when the meeting is done".

26

27 So, any other or any new business tonight? Let see,

28

29 action items, we are going to, each one of us, hopefully,

30

31 review the Charter for your now careful examination.

32

33 Ravi has already pointed out to me a typo on Page

34

35 -- the second page of the table of contents. So, you don't

36

37 need to report the anti-deficient act. It should be

38

39 "anti-deficiency". So, we have already got that one.

40

41 Thanks for finding that. Anything else as far as

42

43 action items? We are going to be probably meeting with

44

45 individual working groups but those groups know what they are

46

47 going to be doing.

48

49 MS. REACKHOF: Doug, what does this draft say

50

51 about the other the committee meeting this month as far as

52

53 when we are meeting?

54

55 MR. ULLENSVANG: Right now scheduled for the

56

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11 29th which is the fourth Tuesday of December.

12

13 MS. CHEEVER: We have often had the committee

14

15 meeting on the Tuesday before Christmas but that would be

16

17 very close.

18

19 VOICE IN AUDIENCE: The 28th sounds good to me.

20

21 MR. KERN: I actually had a discussion with

22



23 Saul who couldn't be here tonight. He is going to be here  
24  
25 around... over the vacation.  
26

27 So, there actually may be a good night for people  
28  
29 that are around and for the working groups if we are going to  
30  
31 be in town.

32  
33 If we took an informal head count tonight, would  
34  
35 there be people who would be willing to commit that they were  
36  
37 going to be at this committee meeting?

38  
39 AUDIENCE: (Hands raised).

40  
41 MR. KERN: So, there is a few of us.

42  
43 Perhaps we can confer amongst ourselves and find  
44  
45 out whether we really need to tie you guys down to a meeting  
46  
47 over that time period and release you from the servitude that  
48  
49 is not necessary. So, we will get back to you on that.

50  
51 MS. REACKHOF: Doug, you know, I am going to be  
52  
53 around and I'm here to assist with RAB and the meeting. So,

54

55 you can call on me. It wouldn't be an imposition at all.

56

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11 MR. KERN: Okay. Thank you very much and thank

12

13 you for bringing that up. Yes?

14

15 MR. LOLLI: I would like to say with this paper,

16

17 I think they did a lot of hard work and a lot of hours and I

18

19 commend you for the job you have done.

20

21 MR. KERN: Thank you, Andrew.

22

23 Agenda items for the December meeting, we have got,

24

25 hopefully, the approval of the Charter. It is a big item.

26

27           That's what occurs to me at the moment and we will  
28  
29 have probably a vote on a new RAB member. Those are at least  
30  
31 two things.

32  
33           I don't know whether there will be any field  
34  
35 updates by then.

36  
37           MS. REACKHOF:       Minimal, just minimal.

38  
39           MR. KERN:        Okay.

40  
41           MS. REACKHOF:       January will probably be one of  
42  
43 the quieter times. Come February, it will be the feasibility  
44  
45 study presentation and a lot of goings on, in fact.

46  
47           MR. KERN:        So, any other agenda items we will  
48  
49 attempt to get to Mark.

50  
51           Are there any other announcements before we  
52  
53 conclude this evening? Well, again, I would like to thank  
54  
55 everyone.

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11 We did actually have a quorum tonight. We had a

12

13 quorum of people here in this meeting which, traditionally,

14

15 we don't and so, again, thanks for everybody coming out

16

17 during the Holiday season.

18

19 Happy New Year. Happy Holidays and, without

20

21 further ado, meeting adjourned.

22

23 (Meeting Ended at 7:51 p.m.)

24

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Attendance at the RAB meeting

RAB Members

Sam Berman  
Edward Callanan Jr.  
Julie Cheever  
Henry Chui, DTSC  
Matt Fottler  
Julian Hultgren  
Doug Kern  
Andrew Lolli  
Jan Monaghan  
Peter O'Hara  
Sharron Reackhof, Presidio Trust  
Ravi Subramanian  
Brian Ullensvang, NPS  
Claudia Villacorta, RWQCB  
Joanne Chow Winship  
Mark Youngkin

Non-RAB

Ina Shlez, Presidio Trust  
Albert Chan, Presidio Trust  
Kathryn Hyde  
Neill Morgan-Butcher, TtEMI  
Stephen Farley  
Carol Prince, GGNPA